

REDEVELOPMENT/ REVITALIZATION OF THE SOUTHSIDE COMMUNITY PLAN



City of Indianapolis
Department of Metropolitan Development
Division of Planning

Adopted September 2, 1998 (98-CPS-R-7)

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REVITALIZATION
OF THE
SOUTHSIDE
COMMUNITY PLAN**

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Plan Summary

Located in Marion County, Indiana, the R/ROS Community is bounded by English Avenue and the Conrail tracks on the north, Southern Avenue on the south, Emerson Avenue on the east, and Keystone Avenue on the west.

The initial settlement of the Redevelopment/Revitalization of the South Side (R/ROS) area was influenced by the development of the Belt Railroad (1876-1878) and the expansion of the Fountain Square area (to the west of R/ROS). Subsequent waves of residential development occurred post World War I and II. The largest representative body of housing in the neighborhood dates to the post World War II period.

The R/ROS Community Plan is an update to portions of the *Southeastside Neighborhood Plan* completed in 1986. The boundaries of the two plans share the same core area; however, the R/ROS area does not extend as far to the west as the Southeastside, stopping at Keystone Avenue, and extends to Southern Avenue on the south instead of Raymond Street as the previous plan did.

In order to begin updating the Community Plan, staff began to attend the Community Forum meetings and eventually worked with this group to discuss and plan for the future of the neighborhood. Discussions among residents began in response to recent issues and a need to find solutions sufficient to satisfy the neighborhood. Planning discussions began in early 1997.

The plan is undertaken in cooperation with neighborhood residents, the City of Indianapolis, and members of the business community. Representatives of these various groups worked together to develop goals, objectives, projects, and programs for revitalizing and redeveloping the R/ROS neighborhood. A wide range of issues was discussed. The recommended actions include City sponsored programs, public-private partnerships, and programs implemented by the residents of the neighborhood.

After acceptance by the neighborhood residents and adoption by the Metropolitan Development Commission, the plan is intended to serve as a guide for implementing public improvement programs and steering private investment.



**REDEVELOPMENT/REVITALIZATION OF THE SOUTHSIDE COMMUNITY PLAN
MAP 1 - LOCATION MAP**



↑ Department of Metropolitan Development
Division of Planning
September 2, 1998

The preparation of this map was
financed in part by a Community
Development Block Grant

Introduction

The purpose of community planning is to encourage the preservation, revitalization, and enhancement of neighborhoods. Many older neighborhoods have problems such as physical deterioration of buildings and infrastructure; social ills affecting the elderly population, low income persons, and single parent families; and economic deficiencies such as a poor investment climate, reduced buying power, and limited job opportunities. Solutions to these problems require a concerted effort on the part of the community.

In coordination with neighborhoods, plans can be developed with guidelines to coordinate resources, reinforce neighborhood vision, and revitalize the area. Once a plan is accepted by neighborhood residents and officially recognized by the City of Indianapolis through adoption by the Metropolitan Development Commission, a community plan can serve as the guide for implementing public improvements, steering private investment, and directing the grass roots efforts of neighborhood residents.

Since planning's function is to guide development, a plan itself does not mandate action but outlines all the necessary steps to action. Community planning seeks to guide both short term and long range improvements at the micro level, but its focus is primarily on changes that require considerable time and effort to accomplish.

To begin this process, an inventory of demographic, social, and physical development characteristics was compiled and summarized. Much of this information was obtained from the U.S. Bureau of the Census. A vital part of community planning is the involvement of the residents. During a series of neighborhood meetings and working sessions, the neighborhood's assets, problems, and community resources were determined, goals for the future were set, and recommended actions for improvement were established. The ultimate goal was to develop meaningful policies and programs in coordination with neighborhood residents, City of Indianapolis staff, businesses, and local organizations.

Data Inventory

Housing and Demographic Profile

1. Population

In 1990, the total population of the R/ROS area was 16,228 persons. This was a 7.4% decline in population from 1980. At that time (1980), the total population of the R/ROS area was 17,524. In comparison, Center Township and Marion County, from 1980 to 1990, had population changes of -12.7% and +4.2%, respectively.

2. Housing Units

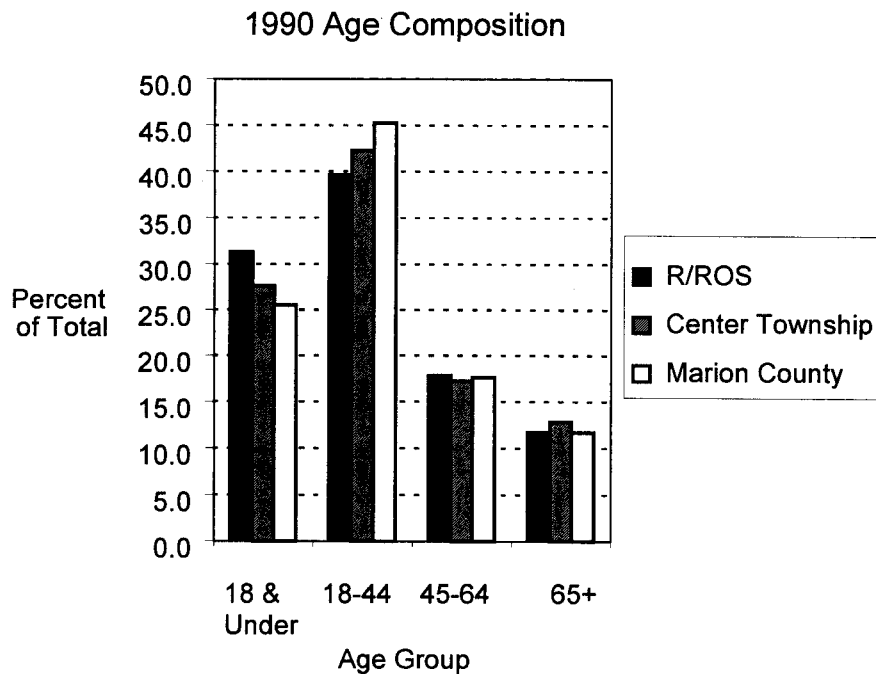
In 1990, the total number of housing units (occupied and vacant) in the R/ROS neighborhood totaled 6,353. This represents a 9.4 percent decrease from the 1980 figure of 7,014. In contrast, Center Township and Marion County had unit changes of -5.7 percent and +12.9 percent, respectively from 1980 to 1990.

<i>Population and Housing Units: 1980 and 1990 Census</i>						
	Population			Housing Units		
	1980	1990	% Change	1980	1990	% Change
R/ROS	17,524	16,228	-7.4	7,014	6,353	-9.4
Center Township	208,624	182,140	-12.7	86,643	81,667	-5.7
Marion County	765,233	797,159	+4.2	309,557	349,403	+12.9

3. Age

The 1990 age composition of R/ROS residents is shown in the following chart. A higher percentage of persons were in the "18 and Under" category when compared with Center Township and Marion County. A lower percentage of R/ROS residents were in the 18 to 44 category when compared with Center Township and Marion County.

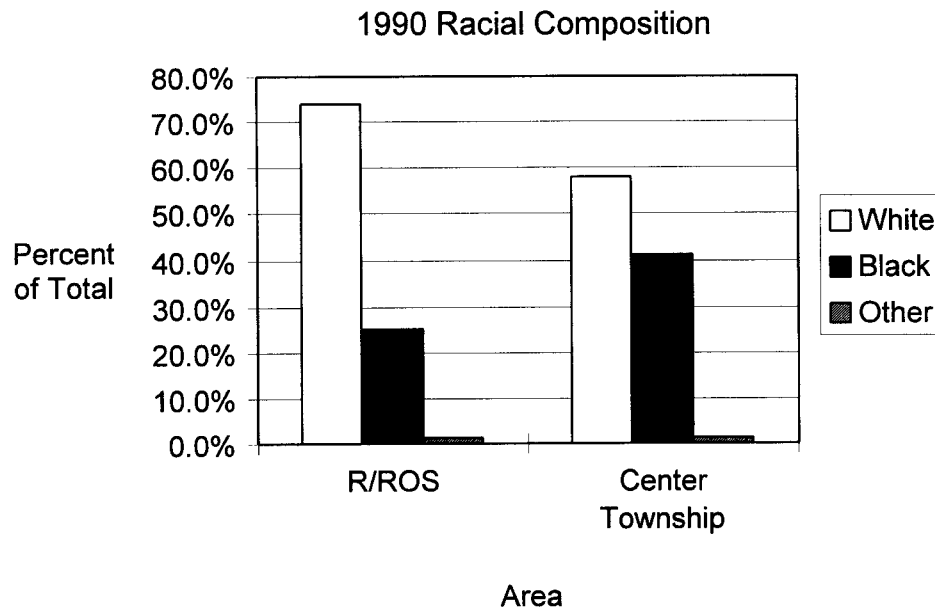
Age Composition: 1990 Census						
Cohort	R/ROS		Center Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent
18 and Under	5,058	31.2	50,263	27.6	203,185	25.5
18-44	6,415	39.5	76,978	42.3	360,559	45.2
45-64	2,884	17.8	31,481	17.3	140,594	17.6
65+	1,871	11.5	23,418	12.9	92,821	11.6
Total	16,228	100.0	182,140	100.0	797,159	100.0



4. Racial Composition

The racial composition of the R/ROS area is predominantly White. Whites comprised 73.8% of the R/ROS area compared to 57.9% of Center Township.

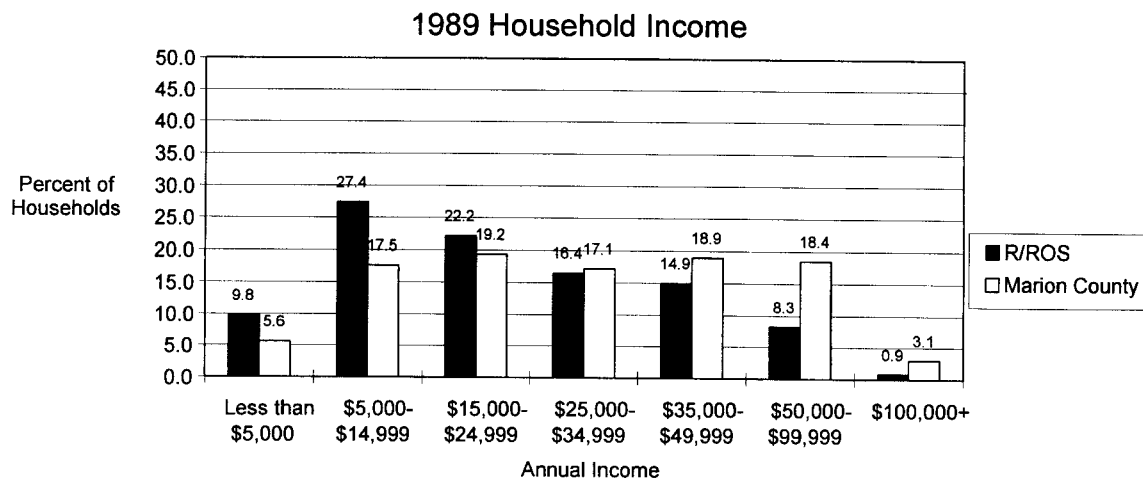
Racial Composition: 1990 Census				
Race	R/ROS		Center Township	
	Number	Percent	Number	Percent
White	11,977	73.8%	105,492	57.9%
Black	4,075	25.1%	74,442	40.9%
Other	176	1.1%	2,206	1.2%
Total	16,228	100.0%	182,140	100.0%



5. Income

During 1989, average household income in the R/ROS neighborhood was \$24,361. This was slightly higher than the 1989 average income of Center Township residents (\$22,965), but below that of the county average income for the period -- \$36,135.

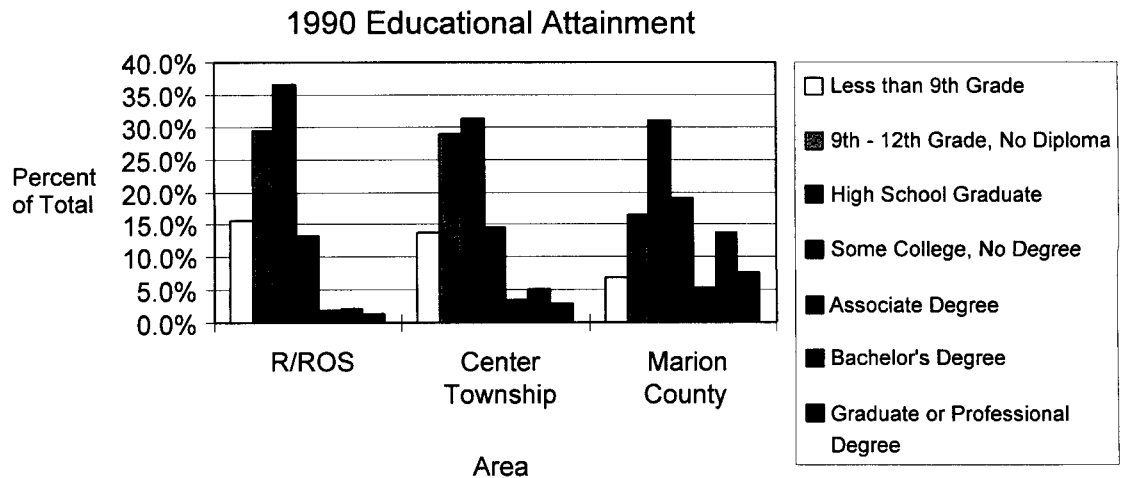
Income Distribution: 1990 Census						
Income Per Household	R/ROS		Center Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent
Less than \$5,000	588	9.8	9,072	12.9	17,962	5.6
\$5,000-\$14,999	1,641	27.4	20,451	29.1	55,974	17.5
\$15,000-\$24,999	1,329	22.2	15,014	21.3	61,550	19.2
\$25,000-\$34,999	983	16.4	10,851	15.4	54,820	17.1
\$35,000-\$49,999	892	14.9	9,057	12.9	60,571	18.9
\$50,000-\$99,999	496	8.3	5,481	7.8	58,928	18.4
\$100,000 +	52	0.9	415	0.6	10,016	3.1
Average Income	24,361		22,965		36,135	
% Below Poverty	25.7		26.5		12.1	



6. Education

In 1990, of all R/ROS area residents aged 25 years and older, 55.1 % were high school graduates or higher. This was slightly lower than the comparable figure for Center Township (57.3%). For Marion County 76.8% of residents 25 years and older were high school graduates or higher. Relatively fewer R/ROS residents completed college level degrees as compared to Center Township and Marion County in 1990.

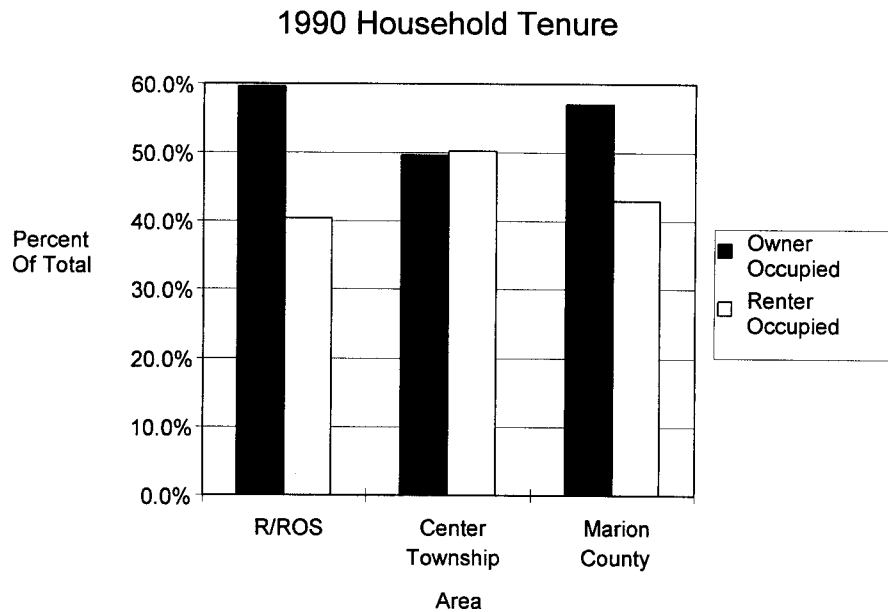
Educational Attainment: 1990 Census						
Educational Category	R/ROS		Center Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent
Less than 9th Grade	1,477	15.6%	15,565	13.8%	35,047	6.9%
9th - 12th Grade, No Diploma	2,782	29.3%	32,465	28.9%	83,553	16.3%
High School Graduate	3,462	36.5%	35,036	31.2%	158,958	31.1%
Some College, No Degree	1,259	13.3%	16,453	14.6%	97,003	19.0%
Associate Degree	166	1.8%	3,910	3.5%	27,131	5.3%
Bachelor's Degree	207	2.2%	5,746	5.1%	70,315	13.8%
Graduate or Professional Degree	131	1.4%	3,291	2.9%	39,302	7.7%
Total	9,484	100.0%	112,466	100.0%	511,309	100.0%



7. Household Tenure

In 1990, 59.5% of the households in the R/ROS neighborhood consisted of owner-occupants, higher than the comparable rates for Center Township and Marion County (49.7% and 57.0%, respectively).

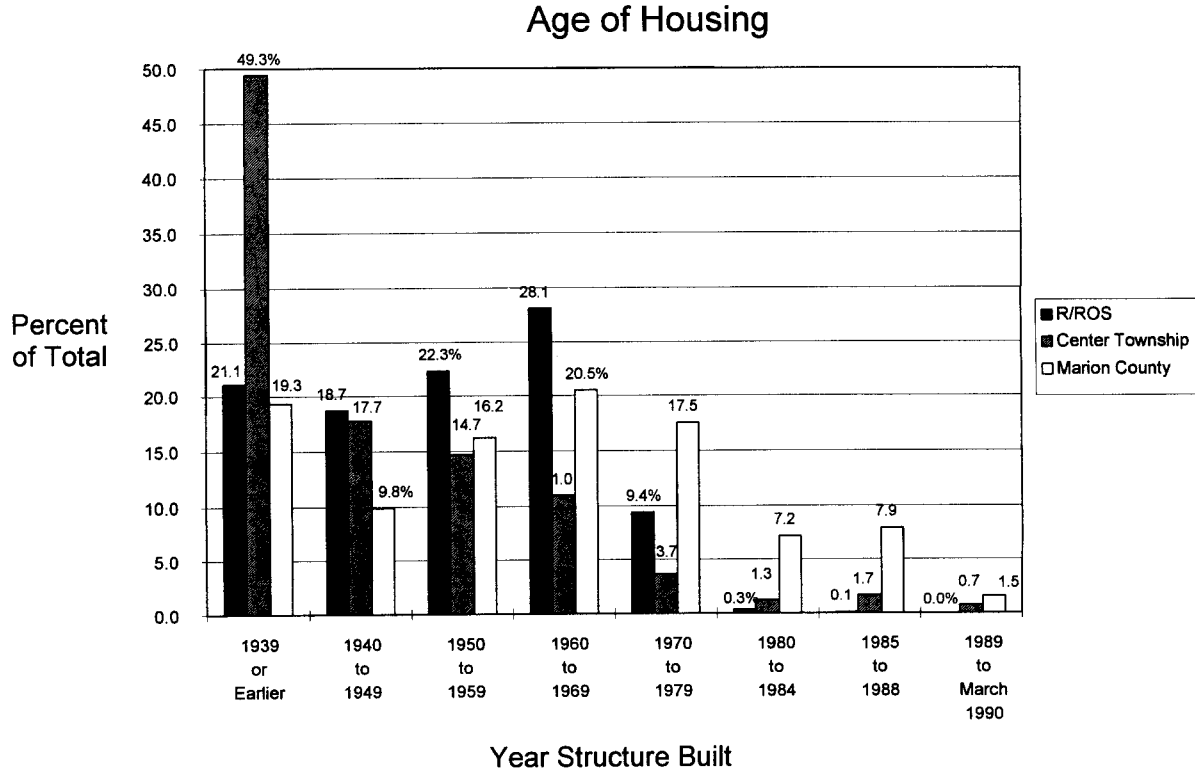
Household Tenure: 1990 Census						
Category	R/ROS		Center Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent
Owner Occupied	3,542	59.5%	34,900	49.7%	182,039	57.0%
Renter Occupied	2,408	40.5%	35,366	50.3%	137,432	43.0%
Total	5,950	100.0%	70,266	100.0%	319,471	100.0%



8. Age of Housing

Much (28.1%) of the housing in the R/ROS area was built in the 1960s. While a sizable proportion of R/ROS's housing stock is newer than Center Township's, housing starts in the R/ROS area tapered off in the 1970s with very little construction activity through the 1980s.

Age of Housing: 1990 Census						
Category	R/ROS		Center Township		Marion County	
	Number	Percent	Number	Percent	Number	Percent
1939 or Earlier	1,340	21.1%	40,300	49.3	67,574	19.3
1940 to 1949	1,190	18.7%	14,493	17.7	34,407	9.8
1950 to 1959	1,419	22.3%	11,983	14.7	56,730	16.2
1960 to 1969	1,784	28.1%	8,951	11.0	71,573	20.5
1970 to 1979	595	9.4%	2,989	3.7	61,117	17.5
1980 to 1984	21	0.3%	1,025	1.3	24,997	7.2
1985 to 1988	4	0.0%	1,366	1.7	27,605	7.9
1989 to 3/90	0	0.0%	560	0.7	5,400	1.5
Total	6,353	100.0%	81,667	100.0	349,403	100.0



Crime

Serious crimes against persons such as homicides, rapes and aggravated assaults decreased slightly in the R/ROS area from 1993 to 1995. The R/ROS area had lower crime rates per 1,000 population in each statistical category than the balance of the IPD Service District except for 1993 when homicides occurred at the same rate.

1993 and 1995 Reported Crime Statistics								
Category of Crime	R/ROS (Pop. 16,228)				IPD District (Pop. 379,120)			
	Number		Rate per 1,000 Population		Number		Rate per 1,000 Population	
	1993	1995	1993	1995	1993	1995	1993	1995
Homicide	4	0	0.2	0.0	69	99	0.2	0.3
Rape	14	11	0.9	0.7	517	457	1.4	1.2
Robbery	34	52	2.1	3.2	2,050	2,523	5.4	6.7
Aggravated Assault	114	111	7.0	6.8	3,657	3,636	9.6	9.6
Burglary	218	201	13.4	12.4	7,629	7,797	20.1	20.6
Larceny	329	338	20.3	20.8	14,383	15,941	37.9	42.0
Vehicle Theft	112	141	6.9	8.7	5,226	6,016	13.8	15.9
Total	825	854	50.8	52.6	33,531	36,469	88.4	96.2
Source: Indianapolis Police Department								

Transportation

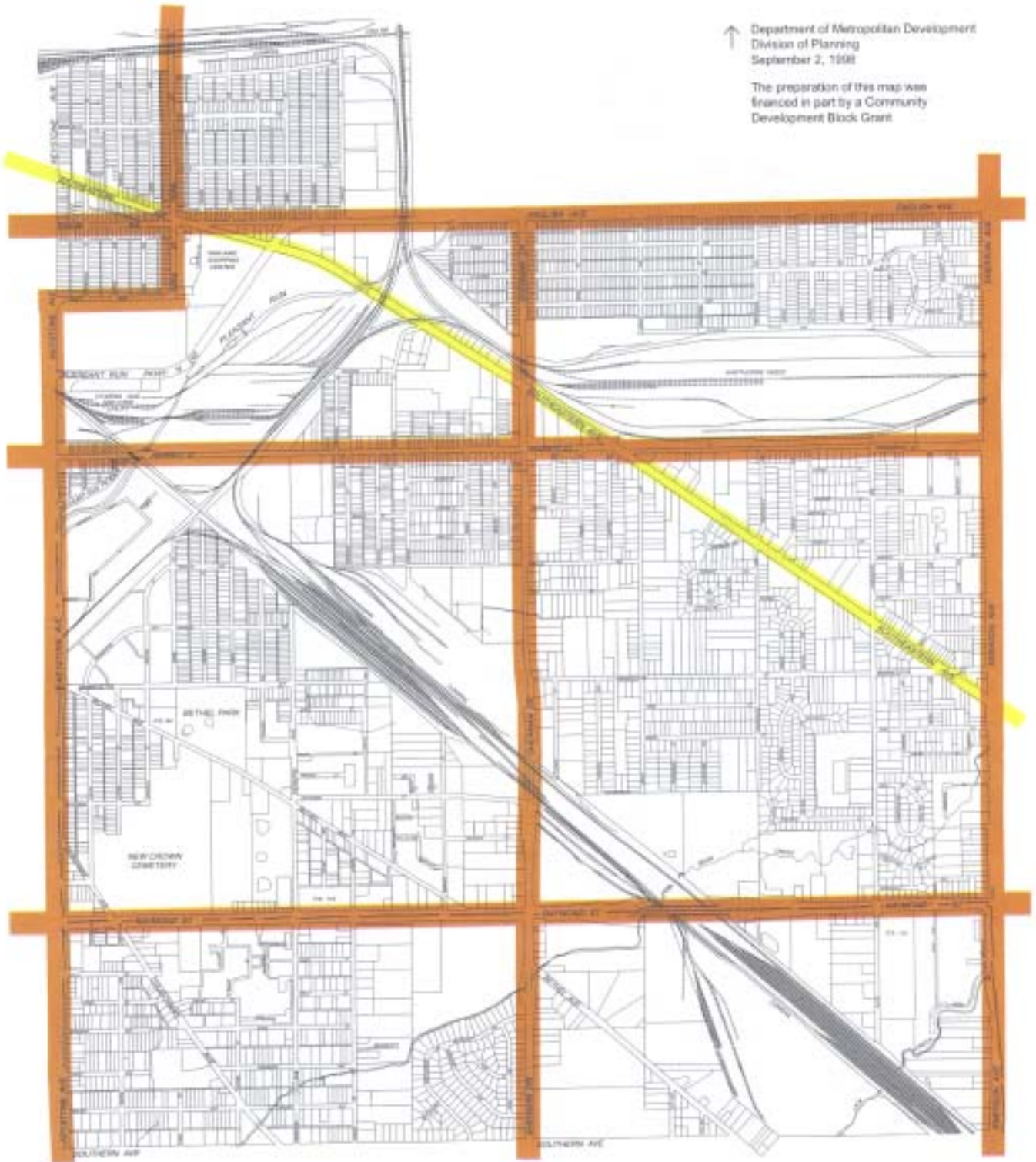
The transportation system in the R/ROS neighborhood is typical of many older parts of the City. Rail lines and yards define a portion of the neighborhood's northernmost boundary and run throughout the area. Per the Official Thoroughfare Plan, Keystone, Sherman, and Emerson are classified as primary north-south arterials in the area whereas Raymond, Prospect and English are classified as primary east-west arterials. Southeastern Ave. is classified as a secondary arterial. The Official Thoroughfare Plan does not propose any priority improvements for the area.

1. Truck Routes

Designated truck routes in Indianapolis have been developed to facilitate access to commercial and industrial areas without disruption to residential areas. Routes can be designated primary or secondary, with the highest truck volumes occurring on primary routes.

↑ Department of Metropolitan Development
Division of Planning
September 2, 1988

The preparation of this map was
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**REDEVELOPMENT/REVITALIZATION OF THE SOUTHSIDE COMMUNITY PLAN
MAP 2 - OFFICIAL THOROUGHFARE PLAN (JUNE 5, 1996)**

- PRIMARY ARTERIAL
- SECONDARY ARTERIAL

The Indianapolis Code limits vehicle movement according to weight limitations. Although truck route signs are posted, on occasion vehicles travel on residential streets. Truck routes are only recommended by the Indianapolis Department of Capital Asset Management, not required by statute. Any vehicle can use any residential street as long as it is not prohibited by the Indianapolis Code or has posted height or weight limits. Enforcement of regulations can be difficult.

There are no primary truck routes through the R/ROS neighborhood. Secondary truck routes occur along Raymond, Southeastern, English, and parts of Emerson, Keystone, and Bethel.

2. Public Transportation

There are four Metro routes currently serving the area -- 12, 14, 26, and 55.

Capital Improvements

Keystone Ave. between Raymond and I-465 is programmed for reconstruction and resurfacing. Construction was to begin in 1997.

Schools

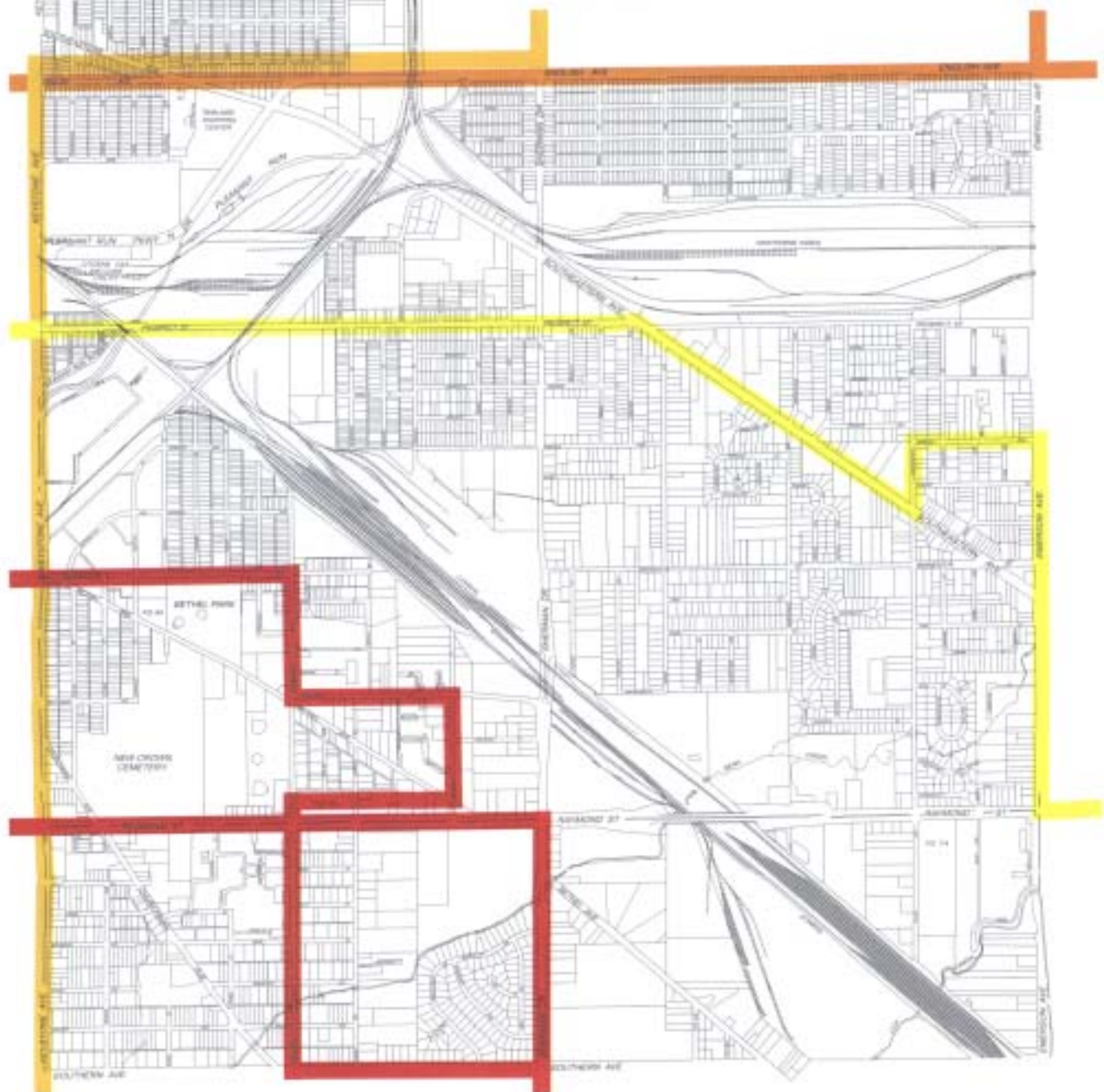
Children and young adults residing in the R/ROS area are within the Indianapolis Public School District (IPS). The following IPS schools are located in the boundaries of the R/ROS area:

- IPS #21, 2815 English Ave.
- IPS #64, 2710 Bethel Ave.
- IPS #82, 4700 English Ave.
- IPS #111, 1780 S. Sloan Ave. (Closed and recently sold)
- IPS # 112, 3200 Raymond St.
- IPS # 114, 2251 S. Sloan Ave.

New Directions Academy will open in the Beech Crest Shopping Center on August 31, 1998. The academy will have 100 students who have been expelled from twelve school districts in central Indiana. The academy will provide alternative, discipline-centered education for middle and high school students who will be in the program for between six months and a year. Then they will return to schools in their own district.

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Division of Planning
September 2, 1998

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REDEVELOPMENT/REVITALIZATION OF THE SOUTHSIDE COMMUNITY PLAN MAP 3 - BUS ROUTES

ROUTE 12 ROUTE 14 ROUTE 26 ROUTE 55

Land Use

Land use in the R/ROS area is diverse. The predominate land use is residential accounting for 36.3 percent of the 2,878 acres that comprise the neighborhood. Industrial uses in the neighborhood are also significant accounting for 19.4 percent of the total land area.

<i>1996 Existing Land Use</i>		
Category	Acreage	Percent
Single-Family Residential	912.89	31.7
Two-Family Residential	35.48	1.2
Multi-Family Residential	97.41	3.4
Commercial Retail and Service	201.34	7.0
Light Industrial	260.68	9.1
Heavy Industrial	296.37	10.3
Parks and Open Space	44.10	1.5
Special Use	156.57	5.4
Commercial Office	1.61	0.1
Parking	1.08	0.0
Vacant Lot	235.75	8.2
Miscellaneous-Highways, Streets, Railroads, Rights-Of-Way, and Rivers	634.79	22.1
Total	2,878.07	100.0

Building Conditions

An exterior building condition survey was conducted in 1996. The survey consisted of visually rating the exterior condition of primary buildings. Primary buildings are defined as houses, apartments, stores, churches, and industrial buildings but does not include garages, storage facilities, or support buildings. Building conditions were categorized by a letter code as described in the following list.

- A. Excellent Condition. The building is in sound condition and does not need any paint or repairs.
- B. Superficial Repairs. The building needs normal maintenance, painting, or repairs.
 - Exterior walls - peeling paint on less than 50% of the structure.
 - Windows, sashes, door frames - missing storm inserts, missing or torn screens.
 - Gutters, down spouts - rusty, peeling paint, or missing sections.
- C. Minor Rehabilitation. The building needs painting or repairs beyond normal maintenance but does not need repairs of a structural nature.
 - Exterior walls - peeling paint on more than 50% of the structure.
 - Foundation - small cracks.
 - Roof - loose or missing shingles and obvious wear.
 - Windows, sashes, door frames - cracked glass and missing storm inserts.
 - Chimney - small cracks.
 - Gutters, down spouts - rusty, peeling paint, dents, missing sections or completely absent.
 - Porch - small cracks.
- D. Major Rehabilitation. The building needs structural repairs as well as possibly other minor repairs.
 - Exterior walls - leaning, extensive rotting material, and loose masonry.
 - Foundation - settling, crumbling, and loose masonry.
 - Roof - sagging and rotting material.
 - Windows, sashes, door frames - doors or windows missing.
 - Chimney - leaning.
 - Gutters, down spouts - rusted or rotted material with completely absent or missing sections.
 - Porch - rails or banisters missing and separation from the main structure.

E. Dilapidated. The building needs extensive structural repairs, has suffered major fire damage, or is uninhabitable.

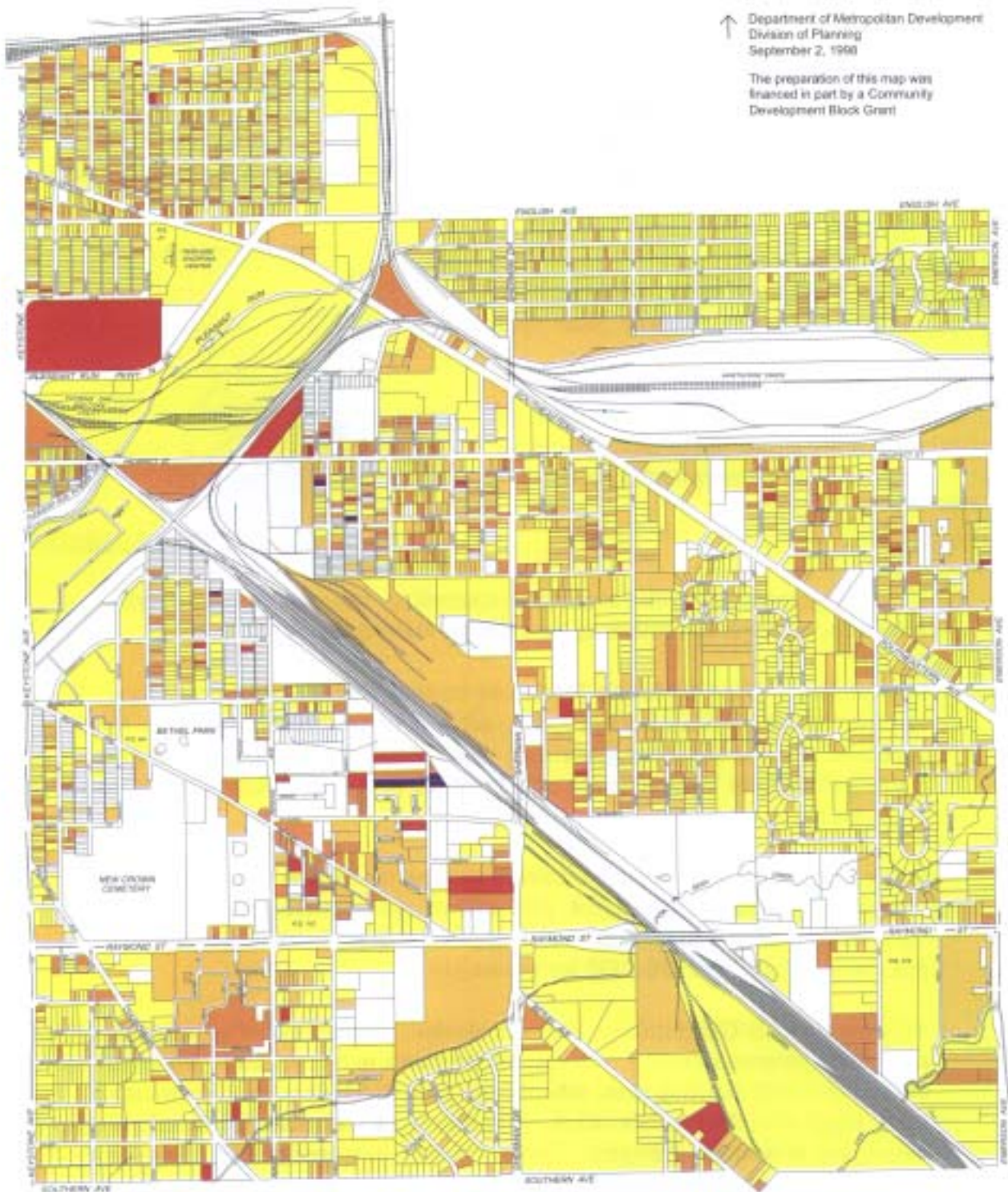
- Exterior walls - leaning or bulging, large holes, rotting and missing material.
- Foundation - uneven, settlement, sinking, large cracks, missing brick, large holes, out of plumb.
- Roof - extreme sagging, warping, rotting material, and large holes.
- Windows, sashes, door frames - broken or missing glass boarded windows, rotten or rusted materials, distorted frames, or doors or windows missing.
- Chimney - leaning, missing bricks, missing or collapsed portions, and missing mortar.
- Gutters, down spouts - rusted or rotted material, holes, sagging, missing sections or completely absent.
- Porch - rails or banisters missing, floor collapsed, separation from main structure and missing sections.

Of the 4,510 primary structures in the R/ROS neighborhood, 3,041 or 67.4% of the total were surveyed as being in excellent condition. There were 1,025 structures or 22.7% of the total needing only superficial repairs. Structures needing minor and major rehabilitation accounted for 437 structures or 9.7% of the total, and 7 structures (.2% of the total) were surveyed as being dilapidated.

<i>1996 Surveyed Building Conditions</i>		
Building Condition	Number	Percent
Excellent	3,041	67.4
Superficial Repairs	1,025	22.7
Minor Rehabilitation	400	8.9
Major Rehabilitation	37	0.8
Dilapidated	7	0.2
Total	4,510	100.0
Source: City of Indianapolis		

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Division of Planning
September 2, 1998

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REDEVELOPMENT/REVITALIZATION OF THE SOUTHSIDE COMMUNITY PLAN MAP 4 - 1996 BUILDING CONDITIONS

EXCELLENT	MINOR REHABILITATION	DILAPIDATED
SUPERFICIAL REPAIRS	MAJOR REHABILITATION	

Human Services

The Southeast Multi-Service Center is a Community Centers of Indianapolis facility that serves a large area including the R/ROS neighborhood. Southeast has been at 901 S. Shelby Street since 1972. Information regarding the center taken from the *Rainbow Book* is listed below.

Phone: (317) 236-7410

Administrator: William Hubbs, Director

Days and Hours: Monday-Friday 8:30am-5pm

Mission /Purpose: Community, Multi-Service and Neighborhood Center offering services and activities that are structured to meet the unique and varied needs of the surrounding community.

Programs:

- Case Management: Provides assessment counseling, information and referral advocacy, outreach and follow-up services for area residents.
- Food Referral: Does not have a food pantry on-site. Provides emergency food referrals Monday-Friday 8:30am-5pm to network of neighborhood pantries for area residents. Income eligibility guidelines. Service area boundaries are N-railroad tracks just south of Washington St.; S-Thompson Rd.; E-Post Rd./Franklin Rd.. W-I-65. Call for availability.
- South East 70001: Provides job readiness training for Marion County high school dropouts, age 16-21. Educational, motivational and counseling services provided. Offers competency testing, GED training, job search skills training and job placement. Call (317) 236-7400 for availability.
- Building Capable Communities: Provides alcohol, tobacco and other substance abuse prevention programs dealing with specific problems in a given area. Programs are offered in Public Housing sites, schools and multi-service centers (Southeast and Mary Rigg) with their collaboration. Will also work with other interested agencies in developing prevention strategies. Services include in-school groups, alternative groups, parenting support and Rites of Passage. Serves ages 5-18.
- Girls' Rites of Passage: Mentors area girls 12-18 in how to become healthy, responsible adults.



Southeast Multi-Service Center

- Senior Activities: Provides daily activities; social, educational and recreational programs; field and shopping trips Monday-Friday 8am-2:30pm for area residents 60 and older.

Co-Located Services: In addition to the center's programs, the following co-located programs and services are available:

- IPS Adult Basic Education component - helps people with whatever educational needs they have.
- INET - job search assistance.
- Internal Revenue Service - tax preparation assistance.
- Family Service Association - part-time individual and family counseling.
- Southeast Health Center - medical services.

Health services are also provided at the Barrington Health Center at 3401 East Raymond Street. It is a Health and Hospital facility. The telephone number is 781-4994.



Barrington Health Center

Assets and Liabilities

This list of assets and liabilities for the neighborhood is derived from the October 5, 1995 Community Needs Assessment and information gathered at the Community Forum meetings. Also statements were added by Division of Planning staff based on information gathered as a part of the planning process. The combined information is presented below:



Grandville Cooperative Incorporated

Assets

Quality of Life

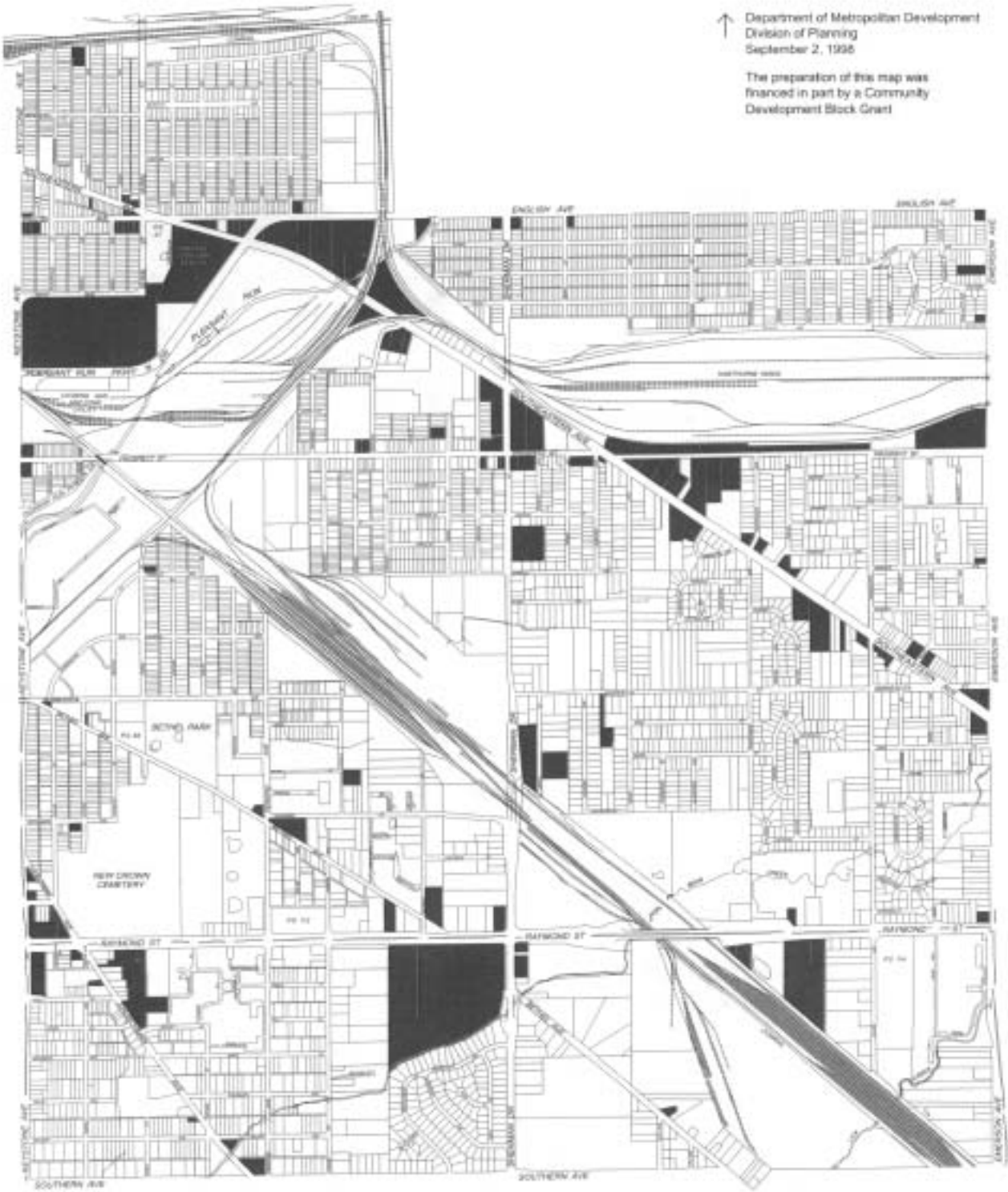
1. Several generations of the families choose to live in the R/ROS neighborhood.
2. The R/ROS neighborhood contains people who can be relied upon to support neighbors in their time of need.
3. R/ROS has an annual Family Day celebration.

Land Use and Urban Design

1. Although there is extensive industrial land use in the neighborhood (557 acres), the locations are generally not too intrusive to residential and commercial areas.
2. The 236 acres of vacant land in the neighborhood offers potential for community growth and revitalization.
3. The major land use in the area is residential at 1,046 acres or 36% of the land area. This is higher than the Marion County average of 34%.

↑ Department of Metropolitan Development
Division of Planning
September 2, 1998

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**REDEVELOPMENT/REVITALIZATION OF THE SOUTHSIDE COMMUNITY PLAN
MAP 5 - COMMERCIAL AREAS**

Housing and Residential Environment

1. The neighborhood, in terms of land use, is primarily composed of single-family housing that occupies 912.8 acres. The neighborhood has a higher than Marion County percentage of homeowners. R/ROS housing is 59.5% owner-occupied while Marion County has 57% owner-occupancy rate.
2. The recently formed R/ROS Community Development Corporation has the potential of serving as the key vehicle for housing revitalization and community development throughout the neighborhood.



Neighborhood House

3. Habitat for Humanity has a project underway to build 40 new homes in one area of the R/ROS neighborhood. Churches and other volunteer groups will be joining together in this effort.
4. Rowney Terrace has new playground equipment at the daycare center, and Brokenburr is having a neighborhood cleanup day.



Habitat for Humanity Homes

5. The Indianapolis Housing Agency is developing concepts to make improvements to the Clearstream Gardens property.
6. Ag Housing is working in partnership with R/ROS CDC to provide seven new single-family homes in the R/ROS neighborhood.
7. The HoTIF in the R/ROS neighborhood provides funds to make improvements to the neighborhood. There is currently about \$200,000 in the account.
8. R/ROS CDC has used Community Development Block Grant funds in a three-year program to improve housing in the neighborhood. Four units were improved in 1996, 12 units were improved in 1997, and 10 units will be improved in 1998.
9. Grandville Cooperative, at 3520 Calhoun Street, offers a positive housing alternative in the neighborhood.

Industrial

1. The land use/building conditions survey indicates that most of the industrial buildings are structurally sound and well maintained.
2. Industrial growth in the neighborhood has enhanced the economic base and increased employment.
3. Although railroad lines have segmented the neighborhood, they have been a tremendous contributor to the growth and stability of industrial activities in the area.
4. The R/ROS neighborhood has no more problems than other similar neighborhoods. Most of the industries in this area are fairly clean.
5. Kerr-McGee is participating in a voluntary remediation program of the State. This is going very well.

Commercial

1. The Twin Aire Shopping Center, located in the neighborhood, provides a variety of goods and services.
2. Convenience and specialty stores are located throughout the neighborhood.
3. Lack of off-street parking for commercial establishments is not a significant problem.
4. Residential conversion to commercial uses has not been a problem.



Twin Aire Shopping Center

Transportation and Infrastructure

1. North/south vehicular flow is enhanced by three major arterials:
 - Keystone Avenue
 - Sherman Drive
 - Emerson Avenue
2. East/west vehicular flow is also enhanced by three major arterials:
 - English Avenue
 - Prospect Street
 - Raymond Avenue

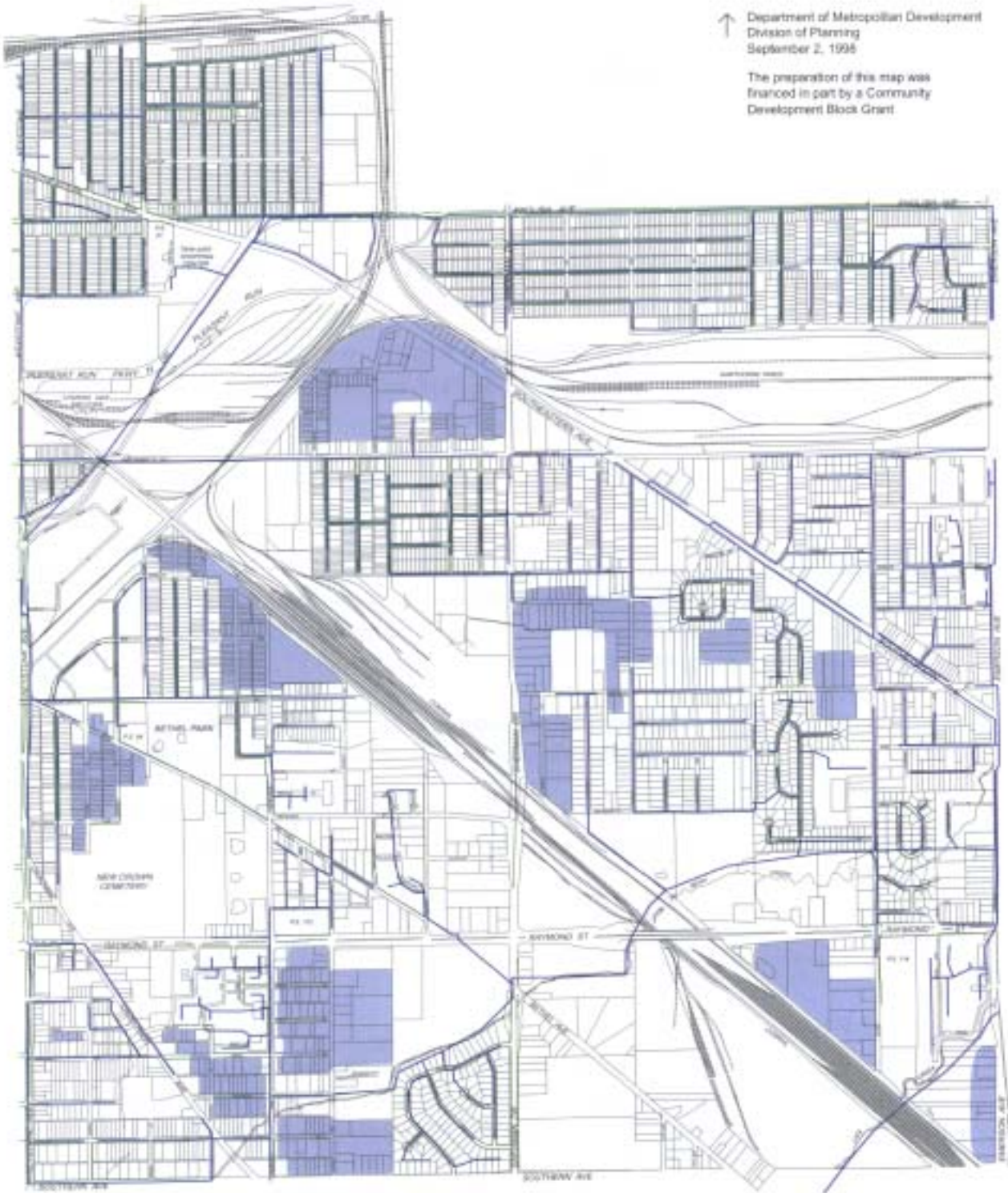
3. Street, curbs, and sidewalks are generally in good condition in the eastern part of the neighborhood. Recent street, curb, and sidewalk projects in the neighborhood include:
 - Perkins Ave. - Raymond St. To Bethel Ave.; Resurfaced In 1992
 - Cottage Ave. - Minocqua Ave. To Perkins Ave.; Resurfaced In 1993
 - Ewing St. - Prospect St. To Dead End; Resurfaced In 1993
 - Hoyt Ave. - Keystone Ave. (S. Of Hoyt) To Rural; Resurfacing & Curb/Sidewalk In 1993
 - Keystone Ave. - Prospect St. To Hoyt Ave.; Resurfacing & Curb/Sidewalk In 1993
 - Perkins Ave. - Minnesota St. To Cottage Ave.; Resurfaced In 1993
 - Prospect St. - Keystone Ave. To Vandeman St.; Resurfacing & Curb/Sidewalk In 1993
 - Prospect St. - Sherman Dr. To Southeastern Ave.; Resurfaced In 1993
 - Prospect St. - Vandeman St. To Sherman Dr.; Resurfaced In 1993
 - Tabor St. - Perkins Ave. To Hobart Ave.; Curb/Sidewalk In 1993
 - Temple Ave. - Hoyt Ave. To English Ave.; Curb/Sidewalk In 1993
 - Rural St. - Hoyt Ave. To Southeastern Ave.; Resurfacing & Curb/Sidewalk In 1993
 - Sherman Dr. - Prospect St. To Spann Ave.; Resurfacing & Curb/Sidewalk In 1994
 - Minnesota St. - Sherman Dr. To Emerson Ave.; Resurfaced In 1994
 - Sherman Dr. - Railroad North Of Minnesota St. To Prospect St.; Resurfaced In 1995
 - Van Buren St. - Perkins Ave. To Wagner Ln.; Resurfaced In 1995
 - Lasalle St. - Van Buren St. To Dead End; Resurfaced In 1995
 - Southeastern Ave. - Raymond St. To Sherman Dr.; Resurfacing In 1996
 - Keystone Ave. - Walker Ave. To Raymond St.; Resurfacing In 1996
4. The bridge projects performed since 1992 include:
 - BM-33-048, Raymond St. over Conrail & Bean Creek (rehabilitation)
 - BR-33-053, Bethel Ave. Over Bean Creek (replacement)

Public Safety

1. The Crime Watch Program is active in some parts of the neighborhood.
2. Fire Station #15 is located in the neighborhood. The neighborhood is also serviced by other proximate stations.

↑ Department of Metropolitan Development
Division of Planning
September 2, 1998

The preparation of this map was
financed in part by a Community
Development Block Grant



R/ROS - REDEVELOPMENT/REVITALIZATION OF THE SOUTH SIDE NEIGHBORHOOD **MAP 6 - INFRASTRUCTURE**

— SIDEWALKS

— SANITARY SEWERS

■ LACKING SEWERS

Human Services and Community Facilities

1. The Early Learning Center, Inc. (1315 S. Sherman) provides day care services.
2. The Barrington Health Center, located at 3401 E. Raymond Street, is an important provider of health services for neighborhood residents.
3. St. Elizabeth's Home, located at 2500 Churchman, provides services to pregnant teenagers.
4. The Department of Mental Health is providing R/ROS with funding for a three year after school program to be conducted at Pride Park and School 19. The program will be for 10-14 year olds.
5. R/ROS now has a van which it will use to provide transportation for programs that they are sponsoring.
6. The Southside Organization of Youth, which was established in 1995, now has 66 members. SOY operates year round programs for youth between the ages of 7 and 17. SOY has conducted a leadership institute, which includes team building and crisis resolution and other programs related to strengthening youth.
7. The Indianapolis Private Industry Council has provided funds for a summer youth employment program in the neighborhood. Fourteen youth, ages 14-16, were involved.
8. R/ROS has been awarded \$10,000 in tax credits as a part of the Neighborhood Assistance Program. This could provide R/ROS with \$20,000 in operating funds.
9. R/ROS has been awarded \$75,000 in building renovation funds from the Build Indiana Fund.

Parks and Recreation

1. Christian Park is nearby at 4125 English Avenue. It is 66 acres in size and provides the area residents with a wide range of services. It has a recreation center, two playgrounds, a spray pool, nine ball diamonds, two basketball courts, one football field, three picnic areas, and tennis and volleyball courts. Recent improvements at Christian Park include renovation of the recreation center, a new playground and shelter, a new concessions/restroom building, a new trail, and playfield and parking lot improvements.

2. Bethel Park, at 2945 East Minnesota Street, is a 15.5 acre neighborhood park that provides picnic areas, two softball diamonds, three basketball courts, three horseshoe courts, one volleyball court, two playgrounds, a picnic shelter, a spray pool, and nine acres of open space. Recent improvements at Bethel Park include a new playground and pool improvements (underway).



Bethel Park

3. Sarah Shank Golf Course is nearby at 2607 S. Keystone Avenue offers 18 holes of golf on 120 acres. The course recently received a new irrigation system.
4. The newly completed Pleasant Run Trail, which links Garfield Park to Ellenberger Park, passes through the northern portion of the R/ROS neighborhood. It is 7.2 miles long and winds along the parkway that was laid out by landscape architect George Kessler in 1909. The paved trail is 10 to 12 feet wide and is reserved for pedestrians, skaters, and bicyclists. It is open from dawn to dusk and is not lighted.

Trailheads for the Pleasant Run Trail are located at Ellenberger Park, Christian Park, and Garfield Park. Secondary trailheads will be located at East Washington Street near Emerson Avenue, the former Howe High School, and south of Citizens Gas at Prospect Street.

The Pleasant Run Trail will eventually link Garfield, Ellenberger, and Christian parks to the White River Greenway and Eagle Creek Trail, which is scheduled for completion in 1998.

5. Pride Park, at 1229 Vandeman Street, is a one acre park that has a basketball court, playground, and recreation center.
6. Other parks that provide limited recreational activities are the Catholic Youth Organization (CYO) playfields located at Raymond Street and Perkins Avenue and Clayton/Lasalle Park.
7. R/ROS conducted a very successful summer camp in 1997, with 235 children participating. It was conducted again in 1998 at School 19, Bethel Park, and Pride Park. It is for 7-16 year olds and free of charge.
8. R/ROS CDC has a three-year contract with Indy Parks to manage Pride Park Community Center.

Education

1. The neighborhood has a total of five public schools.
2. The R/ROS area has a higher than Center Township or Marion County proportion of its residents aged 25 years and older who are high school graduates.



School #64

Liabilities

Quality of Life

R/ROS population declined by 7.4% between 1980 and 1990.

Land Use and Urban Design

1. A disproportionate amount of land in the neighborhood (557.1 acres) is used for industrial purposes.
2. Some properties in the neighborhood are not properly zoned for their present use.
3. Some industrial areas are not properly buffered from adjoining residential uses.
4. Some residents are concerned by emissions from the Citizens Gas and Coke Company.
5. The building conditions survey indicates that there are 235.75 acres of vacant land throughout the neighborhood. Many of these vacant parcels have become dumping grounds for trash and debris.
6. Alleys need to be kept clean.
7. Abandoned vehicles are a neighborhood problem.
8. The neighborhood has problems with zoning and rezoning of properties.

Housing and Residential Environment

1. Even though building conditions of houses in the neighborhood are generally good, with most structures being in excellent condition or only needing superficial repairs, there is a scattering of houses throughout the neighborhood that need minor or major repairs.
2. Before the R/ROS CDC was created, the absence of a neighborhood-based community development corporation significantly limited the availability of affordable single-family housing programs within the neighborhood. Although, Community Action of Greater Indianapolis targeted some of its housing assistance efforts within the R/ROS area, additional affordable housing activities are needed.
3. Some houses, especially on Bethel Avenue, still have septic tanks and wells.

4. Residential areas close to the grain elevator on Sherman Drive and Raymond Street have complained of rats and dust.
5. The neighborhood contains three public housing communities: Rowney Terrace at 1353 S. Riley, Clearstream Gardens (now closed) at 2353 S. Riley, and Brokenburr Trails at 2300 S. Perkins. Portions of these properties are in need of major repairs. These communities have high concentrations of children who sometimes lack constructive pastimes.
6. Clearstream Gardens is closed. At present, the potential reuse of this property is unknown.
7. More opportunities for homeownership in the neighborhood are needed.

Industrial

1. Industrial uses, in some parts of the neighborhood, are incompatible with residential uses.
2. Some industrial sites are not properly buffered from residential sites.
3. Industries that are located in the area need to have better relationships with the neighborhood.

Commercial

1. Shopping areas in the neighborhood are too inconveniently located to serve the entire neighborhood, especially those who must walk. A full neighborhood retail center with grocery store, drug store, cleaners, etc. is needed.
2. Neighborhood banking centers are not easily accessible to most residential parts of the neighborhood.
3. There are only two grocery stores serving the neighborhood, Kroger's, located in the Twin Aire Shopping Center and Safeway's, located at 1801 S. Emerson.
4. Local business participation in community development efforts needs to be strengthened.
5. More locally owned and operated small businesses are needed in the neighborhood. Management training programs for small businesses are also needed.

6. A directory of area businesses and services is needed.
7. The R/ROS neighborhood needs a drug store. There are none within a convenient distance for most residents.

Transportation and Infrastructure

1. Due to the large amount of industrial use in the neighborhood, truck traffic is heavy, disturbing residents and damaging streets.
2. Public transit service to the downtown is adequate, but some type of public transit that circulates through the neighborhood is needed.
3. The R/ROS neighborhood does not have convenient access to grocery stores. It is difficult for the large senior population in the area to get to and from the store.
4. Both storm and sanitary sewers are needed in the area east of Keystone and south of Bethel.
5. Streetlights on Minnesota Street are dim.
6. The neighborhood needs more street lighting.
7. Sewers in the neighborhood need to be upgraded.
8. New curbs and sidewalks are needed in portions of the neighborhood.
9. More street maintenance and cleaning are needed in the neighborhood.

Public Safety

1. Drug trafficking is a problem. Residents have witnessed drug-related activity on neighborhood streets.
2. Sometimes residents have been frustrated when calling the police department. It seems difficult to get police officers dispatched to the area.
3. Residents have been frustrated by the speed at which arrested people return to the neighborhood.
4. Loud car stereos are a problem in the neighborhood.

5. In the late afternoons, a group of youth gathers at Rural and Cottage and block the street. They do not readily move. This location will be monitored.
6. Some youths have caused problems at the end of Oxford Street. Some have been arrested. This location will be monitored.
7. Cars are speeding on some streets where youths are playing.
8. More bicycle patrols are needed in the area.

Human Services and Community Facilities

1. The Southeast Multi-Service Center is also located outside of the neighborhood and not convenient to some neighborhood residents.
2. Residents have identified a need for additional youth recreation facilities and organized, uniformed sports programs for youth.
3. There is a lack of facilities for senior citizen activities; services for seniors should be improved.
4. An event center for families and adults is needed.
5. There is a need for better coordination between existing providers of human services in the area.
6. There is a need for more jobs and employment training programs for neighborhood residents.
7. Quality, affordable day care is needed in the neighborhood.
8. Agencies that provide services to residents need to have better relationships with the neighborhood.
9. There is a need for a full range of human service programs to be provided in the neighborhood.
10. Some neighborhood residents, especially children, need a year-round program that provides a meal a day.
11. A multi-service center providing a wide range of programs is needed.

Parks and Recreation

1. Bethel Park swimming pool was closed for repairs in the summer of 1997.
2. Supervised and/or organized recreation programs are needed for all ages.
3. A community recreation center is needed.

Education

1. The possible closing of schools in the neighborhood is an issue.
2. There is a need for GED, tutoring, and literacy courses for some neighborhood residents.
3. Scholarships for local students are needed.

Goals, Objectives, and Projects and Programs

Goals are broad-based expressions of desire. Goals should capitalize on the neighborhood's **Assets** and be aimed at dealing with the **Liabilities** in the neighborhood. **Objectives** are based on the goals and are further refinements of the goals. Goals and objectives are usually stated without the constraint of identifying funding sources and methods of implementation. **Project and program statements** are further refinements of the objectives. Thought should be given to what the projects and programs will cost, how they will be implemented, and what the time schedule for their completion will be.

Quality of Life

Goal

Ensure that the R/ROS neighborhood is a good place to live and work.

Objectives

- Create a communication network, such as a local newsletter and a neighborhood market plan.
- Create allies, support groups, and affiliates.
- Encourage community participation in Block Clubs.
- Provide a community development trust fund.
- Identify all sources of community development funding.
- Identify an outside accounting or banking firm to volunteer services to the community development trust fund.
- Implement an annual community awards (formal) banquet - 50/50 to scholarship/trust fund.
- Plan for the recognition of local "Pioneers."

Projects and Programs

Encourage more churches to become involved in the Community Forum efforts.

Land Use and Urban Design

Goal

Improve the overall image of the R/ROS Community.

Objectives

- Create a more unified image or character for the R/ROS community.
- Clean up the neighborhood and eliminate elements of blight.

Projects and Programs

- Provide buffering between residential areas and incompatible uses.
- Develop infill housing on vacant lots
- Identify owners of vacant land. Acquire the land if possible and prepare it for reuse.

Housing and Residential Environment

Goal

Provide housing for the area residents that is safe, sanitary, and affordable.

Objective

- The R/ROS CDC should continue to improve housing opportunity in the neighborhood through the renovation and improvement of existing homes and the construction of new homes.

Projects and Programs

- The R/ROS Community Development Corporation will continue to work with the City and the Health and Hospital Corporation to enforce compliance with minimum housing codes, encourage the demolition of unsound structures, and pursue other actions aimed at improving the residential environment of the neighborhood.
- Examine the possibility of sewer and water line installations in areas not currently served.
- Encourage the proper buffering of industrial from residential uses.
- Coordinate with the residents of the affected area and the Health and Hospital Corporation to control rodents in the vicinity of the grain elevator.

- Coordinate with the proper entities to remove inoperable cars from streets, residential lots, and vacant parcels.
- Encourage continued renovation of public housing and other rental properties located in the neighborhood. A reuse of the Clearstream Gardens site that provides additional affordable housing opportunities or economic development activities in the neighborhood is needed.
- Encourage large vacant parcels in the neighborhood to be developed primarily as single-family housing instead of apartments or other land uses.
- Continue to work with Habitat for Humanity to find owners and complete the houses planned for the neighborhood.

Industrial

Goal

Improve the desirability of the neighborhood as a residential area while encouraging the jobs and economic development provided by existing and potential industrial activities.

Objectives

- Improve the quality of the industrial areas and the economic base by insuring its compatibility with residential uses.
- Provide opportunities for small business ownership and small business management training.
- Encourage businesses to bond with and support local community development efforts.

Projects and Programs

- Enforce development standards that will result in the proper buffering of industrial uses from other uses.
- Coordinate efforts between developers, owners, neighborhood residents, and the applicable City agencies to develop a plan that will minimize inappropriate industrial uses in the neighborhood.

Commercial

Goal

Provide an economy that includes reinvestment, revitalization of existing commercial areas, and improvement in the quality and variety of goods and services.

Objectives

- Provide opportunities for small business ownership and small business management training.
- Encourage businesses to bond with and support local community development efforts.
- Encourage the development of additional neighborhood services such as a grocery store, drug store, cleaners, etc.

Projects and Programs

- The R/ROS CDC, the City, and the rest of the community should work together to use creative approaches to attract new neighborhood commercial businesses to the R/ROS neighborhood.
- Develop a directory listing existing neighborhood businesses and the goods and services they provide.

Transportation and Infrastructure

Goal

Ensure that the improvements are made to the transportation and infrastructure systems in the neighborhood that are necessary to support an adequate quality of life for those that live and work in the area.

Objectives

- Provide more sidewalks in the neighborhood.
- Provide a better level of street lighting in the neighborhood.
- Ensure that all portions of the neighborhood have ready access to storm and sanitary sewers.
- Provide some form public transportation system that facilitates circulation throughout the neighborhood.

Projects and Programs

- Seek City priority for the construction of more sidewalks in the neighborhood, especially where children frequently walk.
- Make sure that all streetlights in the neighborhood are working properly. Report lights that providing inadequate light. Examine the possibility of acquiring additional street lighting at certain locations.
- Encourage the City to put a priority on the provision of storm and sanitary sewers in the neighborhood.
- Encourage the mobility manager's office to do a transit study of the neighborhood and make recommendations regarding a neighborhood level system that would facilitate better circulation throughout the neighborhood.

Public Safety

Goal

Ensure that the R/ROS is a safe place to live and work.

Objectives

- Provide a community security guard that serves as a liaison to the local police department.
- Request for police visibility and consistent presence in the community, such as a satellite office.

Projects and Programs

- Strengthen the relationship between the police and area residents. Regularly scheduled meetings between area patrol officers and the residents enhance the mutual feelings of trust and cooperation to combat continuing crime problems.
- Encourage the strengthening of the Neighborhood Crime Watch program.
- Encourage the Indianapolis Police Department to concentrate on locations where known drug activity is taking place.

Human Services and Community Facilities

Goal

Improve the quality of the human resources delivery system in the R/ROS neighborhood.

Objectives

- Provide a recreation facility for youth, such as a community center.
- Provide an event center for families and adults.
- Provide a program for teen-age girls pregnant or with children.
- Provide childcare from 6:00 a.m. - 12 midnight for local working families.

Projects and Programs

- The R/ROS CDC will continue to work towards the development centrally located community center, on land donated by Kerr-McGee, to better meet the needs of a greater number of area residents.
- The R/ROS CDC will continue to provide programs for community residents that serve as many of the community's needs as possible.

Parks and Recreation

Goal

Provide recreational activities and facilities for area residents that will include park sites and open spaces that are satisfactorily maintained and secure.

Objectives

- Provide programming in parks for neighborhood youth.
- Ensure that parks in the neighborhood are usable and safe.

Projects and Programs

- Provide organized/uniformed sports programs for youth.
- R/ROS should continue to play an active role in programming activities in the neighborhood parks, especially the summer day camp program.
- Continue to report to IPD any illegal activity in the parks.

Education

Goal

Provide constructive educational opportunities for the neighborhood residents that enhance their intellectual well-being.

Objective

- Work toward improving educational opportunities for all ages in the neighborhood.

Projects and Programs

- Provide tutoring for local students.
- Provide behavior modification seminars.
- Identify scholarships for local students.
- Offer GED/literacy courses.
- Establish a computer operation training program for local citizens.
- Develop a community employment training program.

Housing Strategy

Background

Often, problem housing conditions are symptomatic of other larger issues which have affected neighborhoods. In many older neighborhoods, current housing needs are the result of years of disinvestment and general neighborhood decline. The root causes of neighborhood decline are often complex and not easily solved. However, a strategic approach to housing improvement which complements other neighborhood improvement activities can begin to address these causes. To be successful, the strategy should be both consistent and long-term in nature.

Strategy Considerations

As indicated in the data inventory, 59.5% of the existing housing stock in the R/ROS neighborhood is owner occupied and 67% (3,041 units) is in excellent condition. This is a tremendous asset to the neighborhood which must be preserved.

Of the housing stock in need of repair, 32% (1,425 units) is suitable for moderate rehabilitation, meaning that it can be brought to code for under \$25,000 per unit. Since financial resources to rehabilitate housing are limited, it is appropriate to assign high priority to programs and projects which target those units in need of moderate rehabilitation. This will enable the largest amount of units to be treated. Housing that can be targeted for moderate rehabilitation is distributed throughout the neighborhood. In most cases, these units are owner occupied.

Less than 1 percent (37 units) of the R/ROS housing stock is in need of substantial rehabilitation. Substantial rehabilitation is defined as needing \$25,000 or more per unit in order to meet building codes. Because of the increased per unit cost, substantial rehabilitation should be geographically targeted within key parts of the neighborhood. These should be areas which are highly visible or functionally related to important neighborhood elements such as schools, parks, commercial districts, new developments, etc. Substantially rehabilitated units can provide ownership opportunities for low income homebuyers as well as meeting the needs of existing homeowners.

Two tenths percent (.2%) or 7 units of the R/ROS housing stock is dilapidated. Most of these units should probably be demolished. These units should be brought to the attention of the Marion County Health and Hospital Corporation for appropriate code enforcement activity. Code enforcement is an important factor in the preservation of neighborhoods. Violations of zoning, health, and other codes should be reported immediately to the responsible agencies. Vigilance on the part of neighborhood residents is the best protection. All reported violations should be acted upon expeditiously by the appropriate agencies.

New housing construction, in some instances, can provide a cost effective alternative to a strategy of substantially rehabilitating existing units. New construction techniques can incorporate energy efficiency improvements and are less likely to result in unforeseen initial repair costs for first-time homebuyers or those on fixed incomes. Although it is most cost effective at higher densities, new construction should be considered along with other possibilities for infill development on residential lots.

Strategy Elements

Given the strategy considerations discussed above, it is appropriate to encourage a strategy which emphasizes homeownership. The key elements of the homeownership strategy should include:

- *Rehabilitation of existing housing stock* to provide new opportunities for homeownership and to meet the needs of existing homeowners;
- *Development of new housing stock* responsive to the needs of area residents and appropriate to the overall revitalization of the neighborhood; and
- *Targeting code enforcement* leading to demolition of abandoned or problem residential structures that are economically beyond repair or not being adequately maintained by absentee landlords.

Resources

Listed below are a variety of possible housing resources available at the time of this plan. This list is not all inclusive. Some of these resources can only be accessed by organizations rather than by individuals. Both owner and renter programs are discussed. Some of these resources are currently being utilized in the R/ROS neighborhood. Some may not be appropriate to the area, but are listed for informational purposes.

While neighborhood and community organizations are extremely important to the strategy, the individual homeowner or homebuyer is key. This is because it is the individual homeowner or homebuyer who makes the commitment to move to or remain located in the neighborhood, makes application for financial assistance, assumes financial risks and regulatory requirements if qualified/approved, and so forth. In this regard, individual homeowners or homebuyers are encouraged to familiarize themselves with the resources that are available before deciding on a particular course of action. Likewise, affordable housing program providers working in the R/ROS area are encouraged to extensively publicize their housing assistance programs throughout the neighborhood

1. Conventional Lenders

Banks and mortgage companies have long served as traditional lenders of funds to purchase and improve real estate. There are many banks and mortgage companies serving the city

which offer a wide range of lending products. Among other requirements which conventional lenders must meet, the Community Reinvestment Act can stimulate interest in areas which have experienced disinvestment.

2. R/ROS Community Development Corporation (CDC)

The R/ROS neighborhood is now served by the R/ROS Community Development Corporation, a newly-formed, not-for-profit neighborhood development entity. The mission of R/ROS CDC is to “revitalize and redevelop our community, its residents, neighborhoods, and institutions. Furthermore, R/ROS will develop, revitalize, and secure resources to make investments in land, buildings, people, and industry.”

The strategy presented in this section is intended to provide the R/ROS Community Development Corporation with an initial and general framework for developing neighborhood housing programs and activities. As the capacity of the Community Development Corporation increases, it will be advantageous for R/ROS to establish more specific organizational goals, objectives, projects and programs relative to housing improvement. In the interim, the neighborhood can continue to benefit from housing activities conducted by organizations such as Community Action of Greater Indianapolis, which have traditionally served the area.

3. City of Indianapolis Department of Metropolitan Development (DMD)

DMD locally administers two federally-funded entitlement programs of the U.S. Department of Housing and Urban Development. These are the Home Investment Partnerships Program and the Community Development Block Grant Program. In each of these federal programs, DMD passes funding through to eligible development entities. Generally, DMD does not directly provide financial assistance to individual homeowners or homebuyers. More about these programs is provided below:

A. HOME INVESTMENT PARTNERSHIPS PROGRAM (HOME)

Under the program regulations, local communities can use HOME funds for a wide range of affordable housing activities. DMD has developed the following program descriptions related to its use of HOME funds:

Investor-Owner Loan Program. The Investor-Owner Loan provides affordable rental housing units for low and very-low income families by providing gap financing to the investor-owner (developer) to rehabilitate substandard housing or build new housing. Development assistance is provided in the form of: a forgivable loan as low as 0% interest (based on the bedroom composition of the project), and an amortized loan of principal and interest at a fixed rate of 5% (to pay for project costs which exceed the forgivable subsidy loan amount or as a loan with interest and term determined by the City).

Single-Family Homeownership Opportunity Program. This program provides a source of gap financing for the acquisition, rehabilitation, or new construction of properties developed through qualified Community Development Corporations and Community Housing Development Organizations (CHDOs) for sale to low-income home buyers. Funds may be provided in the form of forgivable deferred loans, grants, repayable non-interest and low interest loans and interest subsidies.

Home Partnership Loan Program. This program provides assistance to low and very-low income households for all eligible HOME activities approved by the City through the Indianapolis Neighborhood Housing Partnership. HOME funds are provided as gap financing generally in the form of forgivable deferred payment loans.

Tenant Assistance Program. This program provides assistance to tenants as a rent subsidy payment (including utilities) in projects that otherwise would not work due to the gap between rent charges and tenant affordability. These funds may also be used for security deposits for rental of dwelling units.

Set-Aside for Community Housing Development Organizations (CHDO). No less than 15% of the City's HOME grant allocation is reserved for investment in housing to be owned, developed or sponsored by CHDOs. R/ROS CDC is not presently designated as a CHDO.

B. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (CDBG)

Under program regulations, local communities can use CDBG funds for a wide range of housing, community and economic development activities. Traditionally, the City has reserved a portion of its annual CDBG award for the following activity which enables neighborhoods to propose various projects and programs of their own design for funding consideration:

Neighborhood Development Fund (NDF). This activity enables eligible for-profit and not-for-profit development entities to compete for CDBG funds to provide affordable housing, commercial revitalization, or job creation projects/programs. Subject to the availability of annual funding, successful proposals are performance-based, meet CDBG program eligibility requirements, and must either benefit low- and moderate-income persons or aid in the prevention and elimination of slums and blight. The exact terms and time frames of the NDF are contained within the annual Request-For-Proposals (RFP) packet which can be obtained from the Community Development and Financial Services (CDFS) division of DMD. Since the

NDF RFP is typically offered only once per year, interested entities should contact CDFS to inquire about the schedule and request to be put on a mailing list.

4. Indianapolis Neighborhood Housing Partnership (INHP)

The INHP has financially participated in a variety of affordable housing developments through its single- and multi-family loan pools. INHP provides direct financial assistance to homeowners and homebuyers, but also partners with other entities to develop affordable housing. INHP offers housing counseling and operates a Home Ownership Training Program (HOT) for first-time home buyers. INHP has provided lines of credit and administers a program which provides funds to CDCs for core operating and administrative support. One of INHP's single-family loan products is described as follows:

Good Neighbor Loan Program. The Good Neighbor Loan Program combines a first mortgage from a participating lender and a second low-rate mortgage from INHP. Funds from this no down payment financing option can be used for property purchase, rehabilitation, and closing costs. The Good Neighbor Loan Program enables the borrower to finance 100% of the improved property value. The Good Neighbor Loan Program is sometimes used in conjunction with the above mentioned, HOME-funded, Home Partnership Loan Program. When this is done, the Good Neighbor Loan is typically used to purchase the property and the Home Partnership Loan Program is typically used to rehabilitate the property.

5. Local Initiatives Support Corporation (LISC)

LISC assists community development corporations in revitalizing neighborhoods for the benefit of low- and moderate-income persons. LISC uses conventional standards to evaluate project merits, but offers flexible financing which can address unique CDC needs. Often, LISC provides "seed" money or funding for hard-to-finance predevelopment activities such as environmental studies/analyses, architectural fees, market analyses, land options, technical services, and so forth. LISC funding rarely exceeds 20% of a project's total cost. Funding is generally provided in the form of loans or recoverable grants which can subsequently be recycled for other projects. LISC also provides bridge loans to expedite project implementation, loan guarantees to induce banks to lend to certain projects, construction loans (at favorable interest rates), and working capital lines of credit for CDCs with assets of \$1 million or more. At present, the following guidelines apply to LISC funds:

- Only charitable, tax-exempt community based development organizations (CDCs) can receive LISC funds (unless services are being purchased directly, e.g., from a consultant).
- Loans are currently provided at 5 to 7 percent, with full repayment within an average of 7 years. They may be subordinated to loans from private lenders under

LISC's usual underwriting standards. Loan amounts are limited primarily by the amount of funds available in the local account, but generally do not exceed \$300,000.

- Grants are generally provided to CDCs where special costs must be incurred to analyze or start up a project. Grants usually do not exceed \$25,000.
- Recoverable grants are a form of small, high-risk, unsecured financing, repayment of which is forgiven if projects are not successful.
- Guarantees are provided for bank financing in order to induce banks to lend to certain projects. All guarantees are partial, requiring banks to take some risk.
- Funds may also be provided to hire consultants to assist in analyzing or starting a program or project, or to complete certain specialized or one-time tasks.

6. Project 180

Administered by the Indianapolis Clean City Committee with support from the City of Indianapolis and the Indianapolis Water Company's Revive A Neighborhood Program, Project 180 brings a variety of supplemental resources to support housing and other neighborhood activities ranging from clean-up campaigns to rehabilitation projects. Project 180 resources include, but are not limited to, financial assistance as well as volunteer efforts.

7. Low Income Housing Tax Credit (LIHTC) Program

Administered by the Indiana Housing Finance Authority, this program provides eligible entities a tax credit for the acquisition, rehabilitation, or construction of low-income rental housing. Projects must have at least 20 percent of the units set aside for families with incomes no higher than 50 percent of area median or at least 40 percent of the units earmarked for families at or below 60 percent of median (with adjustments for family size). Gross rents, excluding federal rent subsidies such as Section 8, for low-income units can't exceed 30 percent of the qualifying income limit. The low-income occupancy requirement must be met continuously for a period of 15 years beginning on the first day of the first taxable year in which the credit is claimed. The credit on a project is provided annually for a 10-year period. The credit is computed on the depreciable basis of the low-income units. The credit rate set by the U.S. Treasury provides a total credit over the 10-year period that is equal, on a present-value basis, to 30 percent of the cost of acquisition and 70 percent of the cost of rehabilitation or construction.

8. Neighborhood Enhancement Fund

The Neighborhood Enhancement Fund (NEF) is administered through the Greater Indianapolis Progress Committee (GIPC). NEF provides a source of funding for community projects which can support other direct housing activities.

9. Real Property Tax Abatement (residential)

The City operates a real property tax abatement program. Under this program, certain types of residential projects located within the Community Development Program Area may qualify for up to a six-year tax abatement. Tax abatement gradually phases in the increase in property taxes resulting from new construction (single- or multi-family) and rehabilitation (multi-family projects, 4 or more units). The 6 year tax abatement period for single-family new construction is limited to a maximum of \$12,000.00 of assessed value. Single-family rehabilitation projects are not eligible for tax abatement. Tax abatements are administered by DMD and must be approved by the Metropolitan Development Commission.

Land Use Plan

The Land Use Plan for the R/ROS neighborhood is designed as an update to portions of the Comprehensive Plan of Marion County for Center Township and any neighborhood or corridor plans for the area. The Center Township plan was adopted by the Metropolitan Development Commission (MDC) in 1983. The other plan previously adopted by the MDC that has an impact on the R/ROS neighborhood is the *Southeastside Plan*, 1986.

Land use plans make recommendations that address issues and concerns of residents and property owners in the neighborhood. The premise for developing a land use plan is the protection of health, safety, and welfare of residents and also the rights of property owners established in law.

Recommending land uses on a plan does not mean the land will automatically change to the recommended uses. Rather, the plan will serve as a guide for future development. When zoning variance and rezoning cases are being considered by the MDC, information from the land use plan will be used to substantiate the desirability of a use for a particular site.

Comprehensive Plan for Marion County - The Comprehensive Plan for Marion County serves as a very general guide for decision makers concerned with the physical development of the Indianapolis community. The Comprehensive Plan also provides an overall framework for more detailed physical development plans, such as the *R/ROS Community Plan*. The *R/ROS Community Plan* will supersede the 1983 Center Township Portion of the Comprehensive Plan for Marion County and any other previous plans for the area.

Land Use Definitions - The following section describes typical uses that may be found in each land use category. Some uses may be subject to certain restrictions or limitations by zoning. The appropriate ordinances should also be consulted.

LOW DENSITY RESIDENTIAL

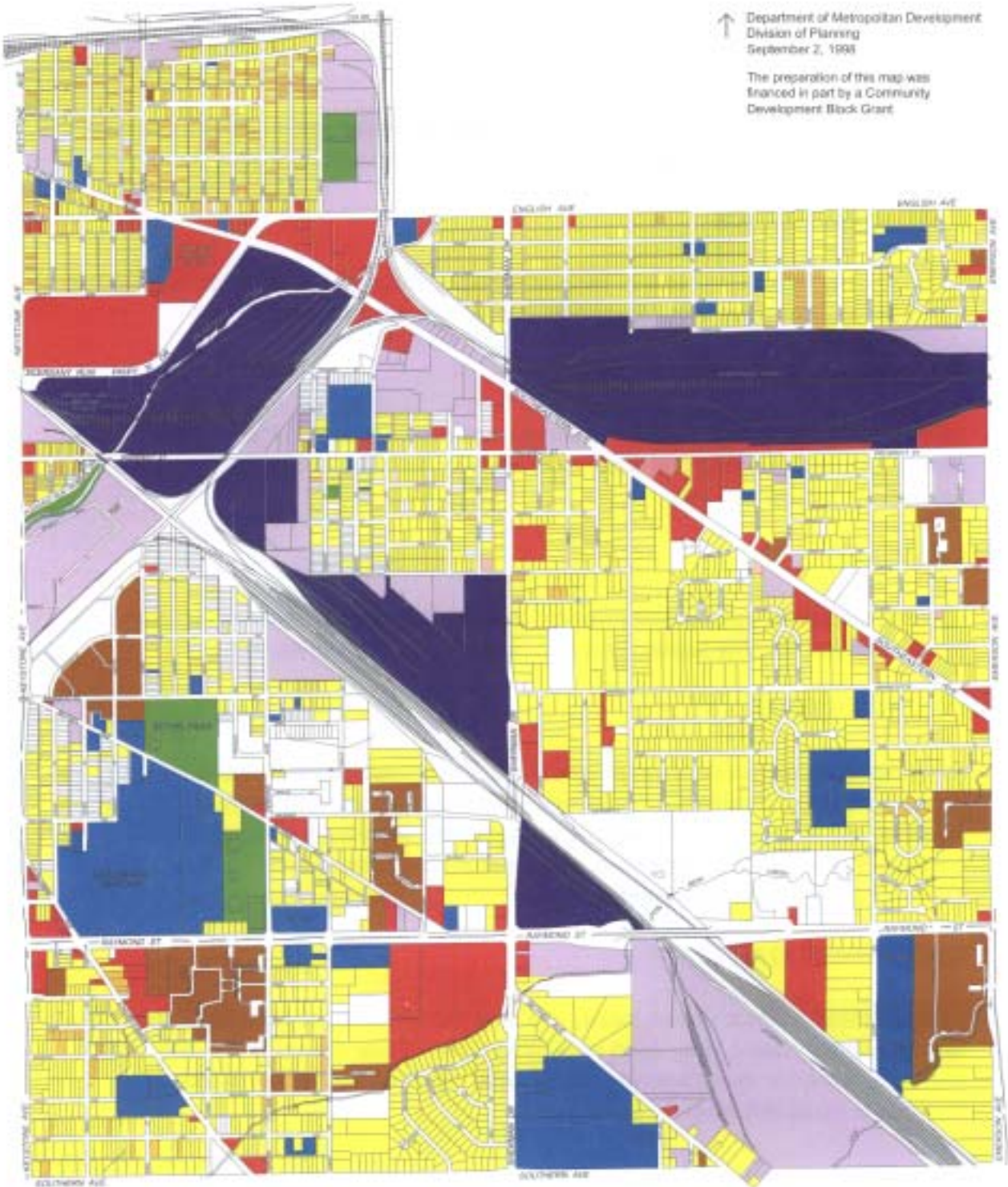
- 2 - 5 Dwelling units per acre. Large lot single-family and two-family houses.

MEDIUM DENSITY RESIDENTIAL

- 5 - 15 Dwelling units per acre. Small lot single-family and two-family houses and multi-family apartments.

↑ Department of Metropolitan Development
Division of Planning
September 2, 1998

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**REDEVELOPMENT/REVITALIZATION OF THE SOUTHSIDE COMMUNITY PLAN
MAP 7 - 1996 EXISTING LAND USE**



PARKS AND OPEN SPACE

- A park which usually contains facilities, or land possessing special environmental or valuable natural characteristics, such as wetlands, woodlands, and aquifers.

COMMERCIAL OFFICE

- Low intensity office uses such as medical services, insurance, real estate, legal services, and other similar office uses. Generally one or two story buildings.

COMMERCIAL RETAIL AND SERVICE

- Individual or "Strip-type" retail and service businesses oriented along roadways. See zoning plan for recommended zoning classification in order to ensure compatible intensity of commercial uses.

SPECIAL USE

- Churches, schools, government property, power substations, switching stations, non-profit agencies, nursing homes, hospitals, union halls, cemeteries, etc.

LIGHT INDUSTRIAL

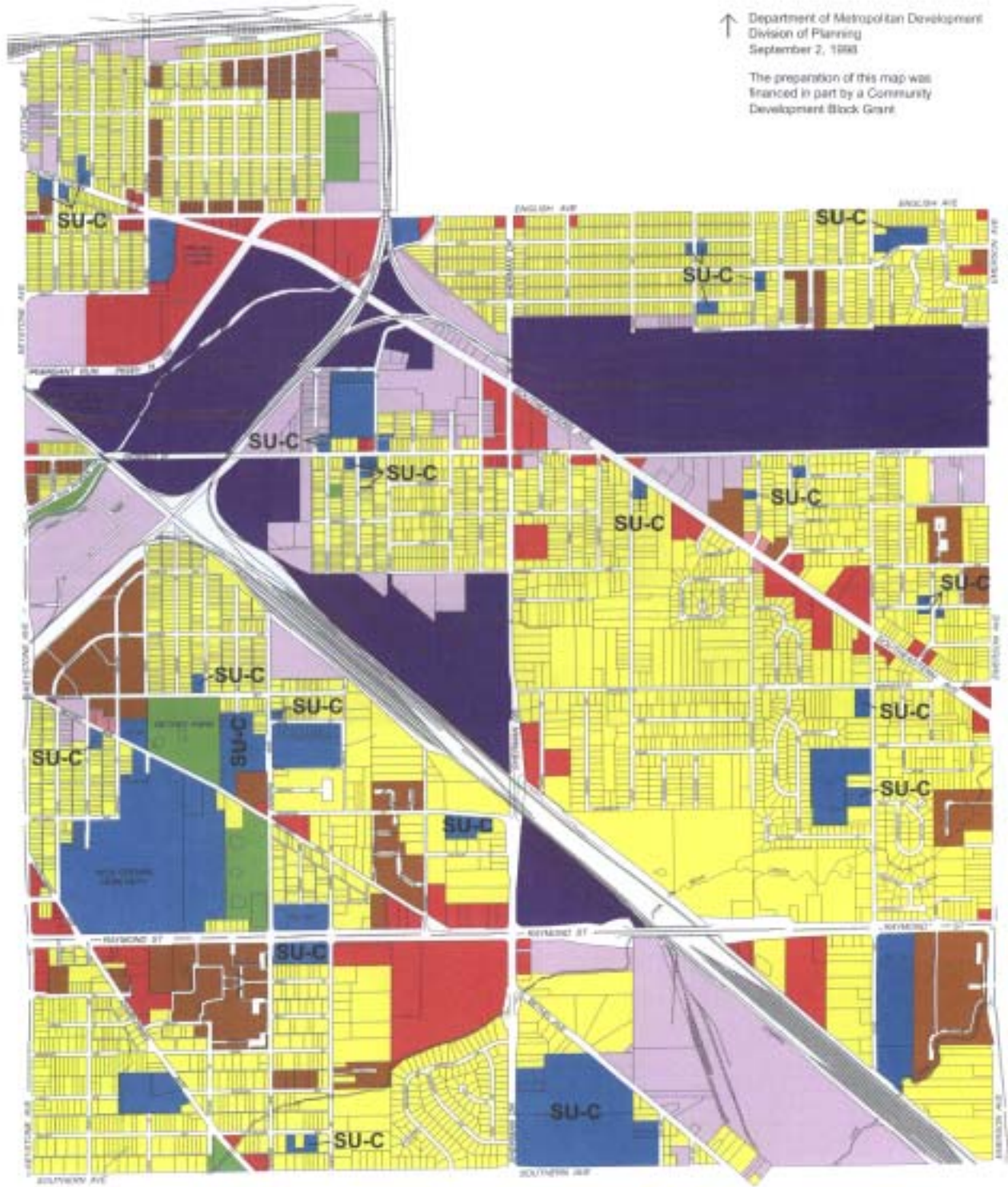
- Industries that conduct their entire operations within completely enclosed buildings and do not have objectionable characteristics that extend beyond their property lines. Some examples are jewelry manufacturing and engraving, warehousing, construction companies, upholstering, paper box and paper products manufacturing from finished paper, and manufacturing of optical goods.

HEAVY INDUSTRIAL

- Industries that produce smoke, noise, and have outside storage. Because of their nature, they should be located away from residential areas. Some examples are motor truck terminals, concrete manufacturing, scrap metal reprocessing, and auto and truck component manufacturing.

↑ Department of Metropolitan Development
Division of Planning
September 2, 1988

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REDEVELOPMENT/REVITALIZATION OF THE SOUTHSIDE COMMUNITY PLAN MAP 8 - LAND USE PLAN

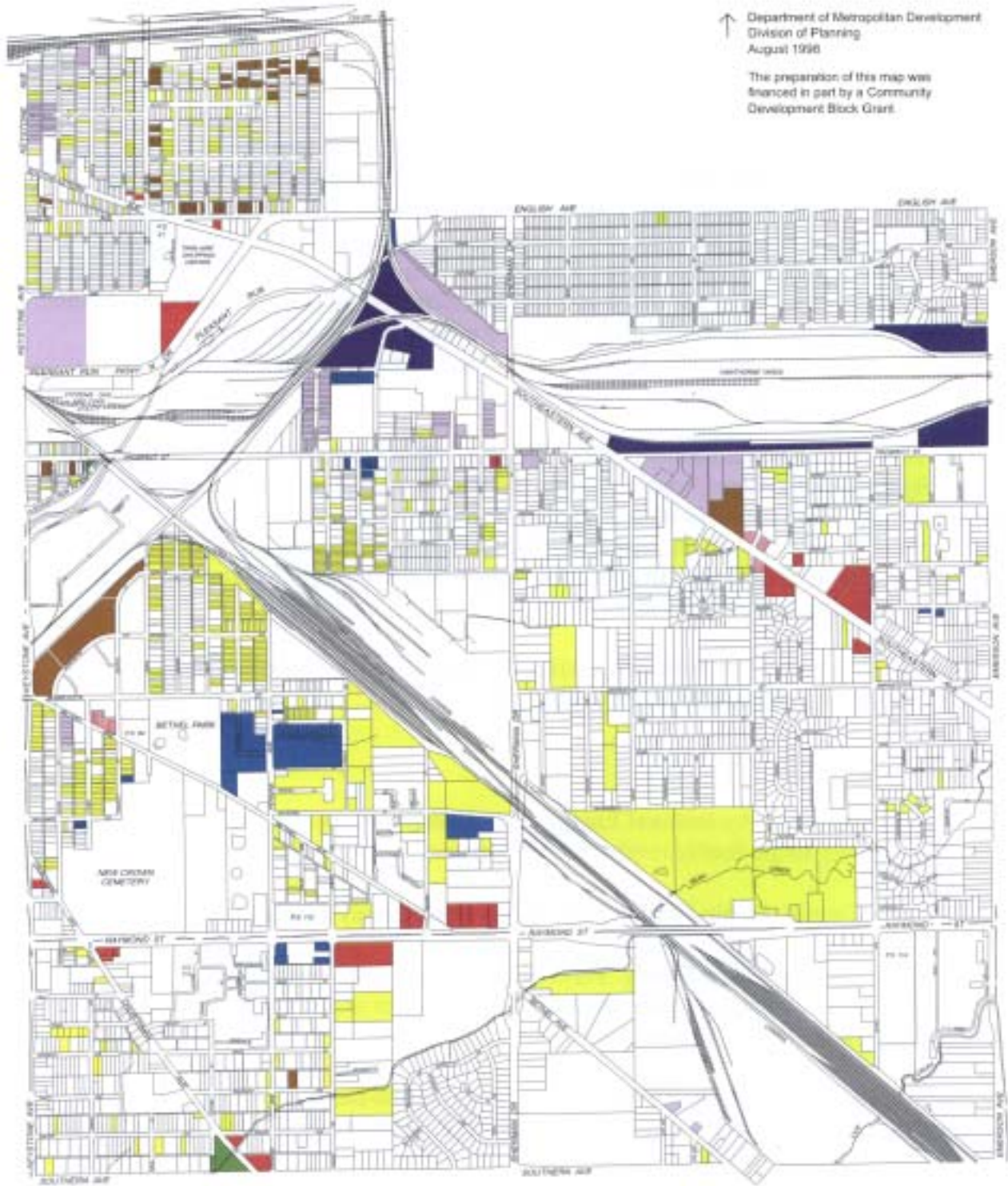
 LOW DENSITY RESIDENTIAL	 PARKS AND OPEN SPACE	 SPECIAL USE (SU-C: Special Use-Church)
 MEDIUM DENSITY RESIDENTIAL	 COMMERCIAL OFFICE	 LIGHT INDUSTRIAL
	 COMMERCIAL RETAIL AND SERVICE	 HEAVY INDUSTRIAL



Citizens Gas Company

↑ Department of Metropolitan Development
Division of Planning
August 1996

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financed in part by a Community
Development Block Grant.



REDEVELOPMENT/REVITALIZATION OF THE SOUTHSIDE COMMUNITY PLAN MAP 9 - PROPOSED CHANGE IN LAND USE

 LOW DENSITY RESIDENTIAL	 PARKS AND OPEN SPACE	 SPECIAL USE
 MEDIUM DENSITY RESIDENTIAL	 COMMERCIAL OFFICE	 LIGHT INDUSTRIAL
	 COMMERCIAL RETAIL AND SERVICE	 HEAVY INDUSTRIAL

Zoning Plan

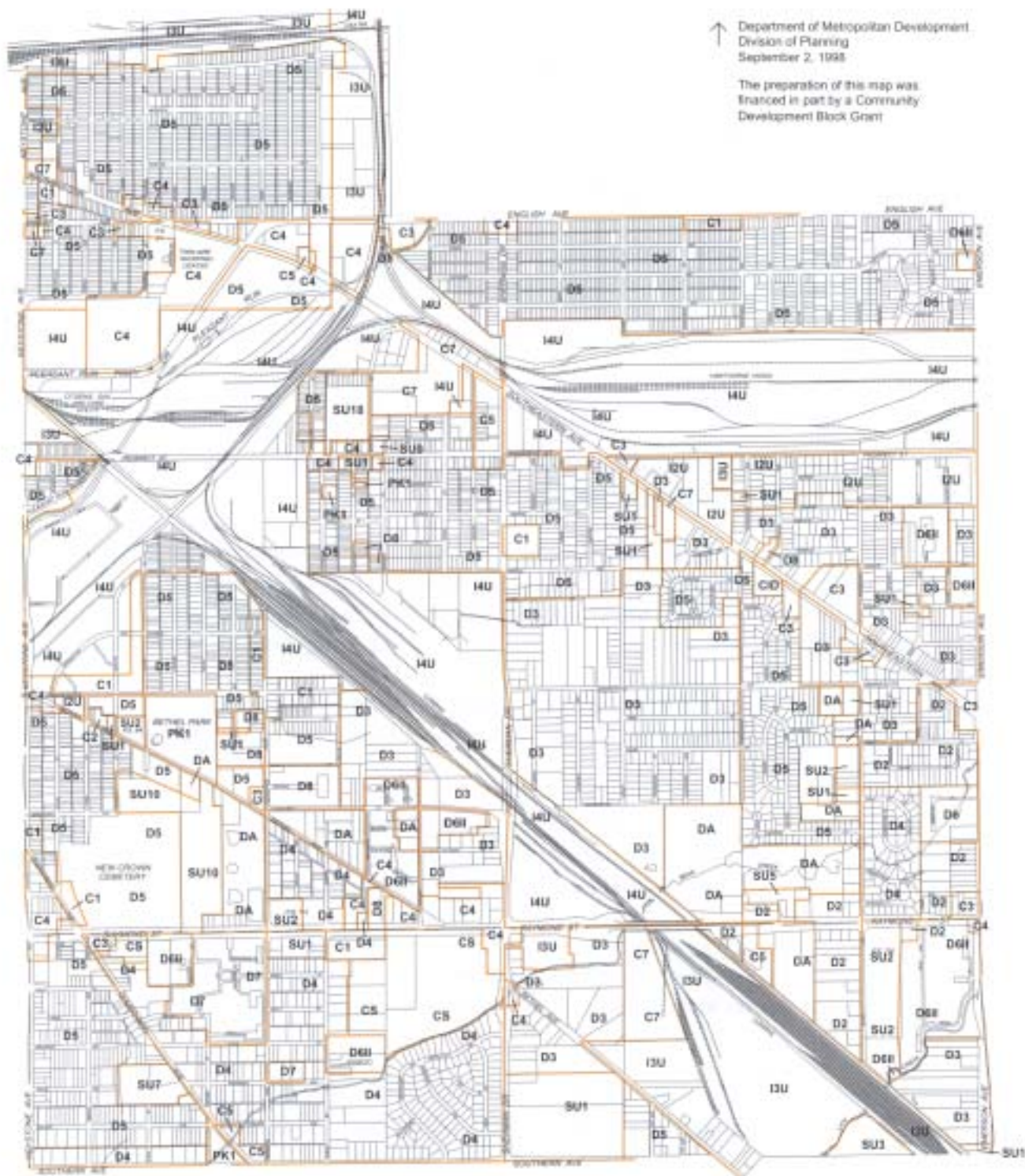
After reviewing current zoning and recommendations for future land use, a zoning plan was developed. The recommended zoning changes in this plan are to be used only as an indication of the desirable zoning of sites in the R/ROS neighborhood. It should not be inferred from the zoning plan that recommending zoning classifications automatically bestows new regulations on property. Zoning decisions are made through the petitioning process and must be heard and voted upon by the Metropolitan Development Commission. Zoning recommendations in this plan can not be used to justify land use when seeking development permits. Realistically, the zoning plan is a guide for incremental change, not a mandate for immediate action.

Some of the recommended zoning changes for the R/ROS neighborhood are designed to properly designate various properties whose uses, although appropriate, are not supported by the proper zoning classifications. The other zoning recommendations provide direction for development on vacant land and areas in transition to a different use based on the recommendations of the land use plan. An effort was made to separate incompatible uses through buffering and transitional uses.

Zoning Descriptions - The following section describes either existing zoning districts or zoning districts recommended in the zoning plan.

Dwelling Districts:

- DA - Full Range of Agricultural Enterprises. A second purpose is for the development of large estate single-family residential development.
- D1 - Low Density Single-Family. Permitted is single-family development.
- D2 - Low Density Single-Family. Permitted is single-family development. Two-family dwellings are permitted on corner lots only. Attachment to public or semi-public water and sanitary facilities is mandatory.
- D3 - Medium Density Single-Family. Permitted is single-family development. Two-family dwellings are permitted on corner lots only. Attachment to public or semi-public water and sanitary facilities is mandatory.
- D4 - Medium-High Density Single-Family. Permitted are the same uses as D3, but smaller lot and unit sizes are allowed.
- D5 - Medium-High Density Single-Family. Permitted are single- and two-family dwellings. Attachment to public or semi-public water and sanitary facilities is mandatory.



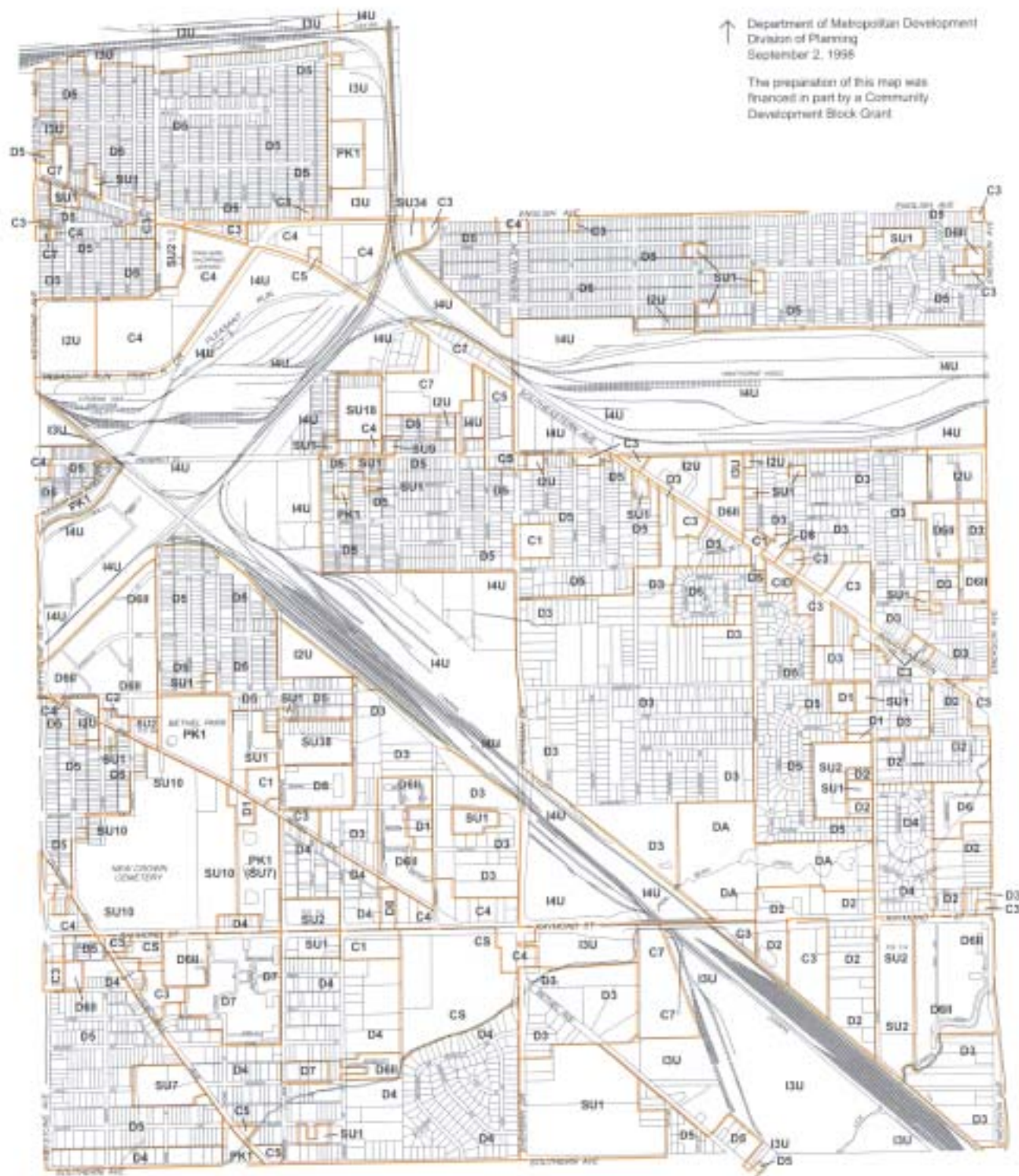
REDEVELOPMENT/REVITALIZATION OF THE SOUTHSIDE COMMUNITY PLAN MAP 10 - 1997 EXISTING ZONING

DA Dwelling-Agriculture	SU1 Church	C3 Neighborhood Commercial
D2 Low-Medium Density Single-Family	SU2 School	C4 Community-Regional Commercial
D3 Medium Density Single-Family	SU3 Golf Course, Golf Driving Range	C5 General Commercial
D4 Medium-High Density Single-Family	SU5 Radio Tower	C7 High Intensity Commercial
D5 Medium-High Density Single-Family	SU7 Charitable & Philanthropic	C10 Commercial-Industrial
D6 Low Density Multi-Family	SU9 Government	CS Special Commercial
D6H Low Density Multi-Family	SU10 Cemetery	PK1 Park
D7 Medium Density Multi-Family	SU18 Light & Power Substation	I2U Light Industrial Urban
D8 Urban Single and Multi-Family	C1 Office Buffer	I3U Medium Industrial Urban
	C2 Office-Apartment	I4U Heavy Industrial Urban

- D6 - Low Density Multi-Family. Typical density is 6 to 9 dwellings per acre.
- D6II - Low Density Multi-Family. Typical density is 9 to 12 dwellings per acre.
- D7 - Medium Density Multi-Family. Typical density is 12 to 15 dwellings per acre.
- D8 - Full Range of Residential Development. Density can vary from 5 to 26 units per acre depending upon the type of development and surrounding uses.

Commercial Districts:

- C1 - Office Buffer. Exclusive office district.
- C2 - High-Intensity Office-Apartment. Permits C1 uses and multi-family dwellings subject to certain D8 Dwelling District standards.
- C3 - Neighborhood Commercial. Permits a range of indoor retail sales and personal, professional, and business services in a neighborhood. Most C1 uses are permitted plus gas stations and convenience markets are permitted with restrictions. Carry-out food establishments or restaurants are permitted, but does not permit outdoor seating.
- C4 - Community-Regional Commercial. Permits business groupings and regional shopping centers. Permits most C1 and C3 uses as well as department and discount department stores.
- C5 - General Commercial. Intended for commercial uses with outdoor operations on streets with heavier commercial traffic. Outdoor display is permitted for goods for sale, lease or rental only. Most C1 uses and all C3 and C4 uses are permitted.
- C7 - High Intensity Commercial. Permits retail uses with significant amounts of outdoor storage (materials, equipment, and parking of trucks). Typically located away from residential districts on high volume highways. Permits most C1 uses and all C3, C4, C5, and C6 uses.
- CID - Commercial-Industrial. Characterized by uses not generally visited by customers and which are more compatible with industrial, rather than commercial activities. Permits outdoor storage of materials, equipment, and trucks.
- CS - Special Commercial. Permits a unique combination of uses, commercial and non-commercial, in a planned development. Intended to encourage greater creativity in land planning, superior site and structural design and development.



REDEVELOPMENT/REVITALIZATION OF THE SOUTHSIDE COMMUNITY PLAN MAP 11 - ZONING PLAN

DA Dwelling-Agriculture	SU1 Church	C3 Neighborhood Commercial
D1 Low Density Single-Family	SU2 School	C4 Community-Regional Commercial
D2 Low-Medium Density Single-Family	SU7 Charitable & Philanthropic	C5 General Commercial
D3 Medium Density Single-Family	SU9 Government	C7 High Intensity Commercial
D4 Medium-High Density Single-Family	SU10 Cemetery	CID Commercial-Industrial
D5 Medium-High Density Single-Family	SU18 Light & Power Substation	CS Special Commercial
D6 Low Density Multi-Family	SU34 Club Room, Fraternity & Lodge	PK1 Park
D6II Low Density Multi-Family	SU38 Community Center	I2U Light Industrial Urban
D7 Medium Density Multi-Family	C1 Office Buffer	I3U Medium Industrial Urban
D8 Urban Single and Multi-Family	C2 Office-Apartment	I4U Heavy Industrial Urban

Note: Alternate zoning recommendations for areas are specified in parenthesis by abbreviation of the proposed zoning as listed above.

Special Use Districts:

- SU1 - Church.
- SU2 - School.
- SU3 - Golf Courses, Golf Driving Ranges.
- SU5 - Radio Receiving and Broadcasting Towers and Accessory Buildings.
- SU7 - Charitable and Philanthropic Institutions.
- SU9 - Government. Buildings and grounds used by any local, state, or federal government.
- SU10 - Cemetery
- SU18 - Light and Power Substation
- SU34 - Club Room, Fraternity, and Lodge
- SU38 - Community Center.

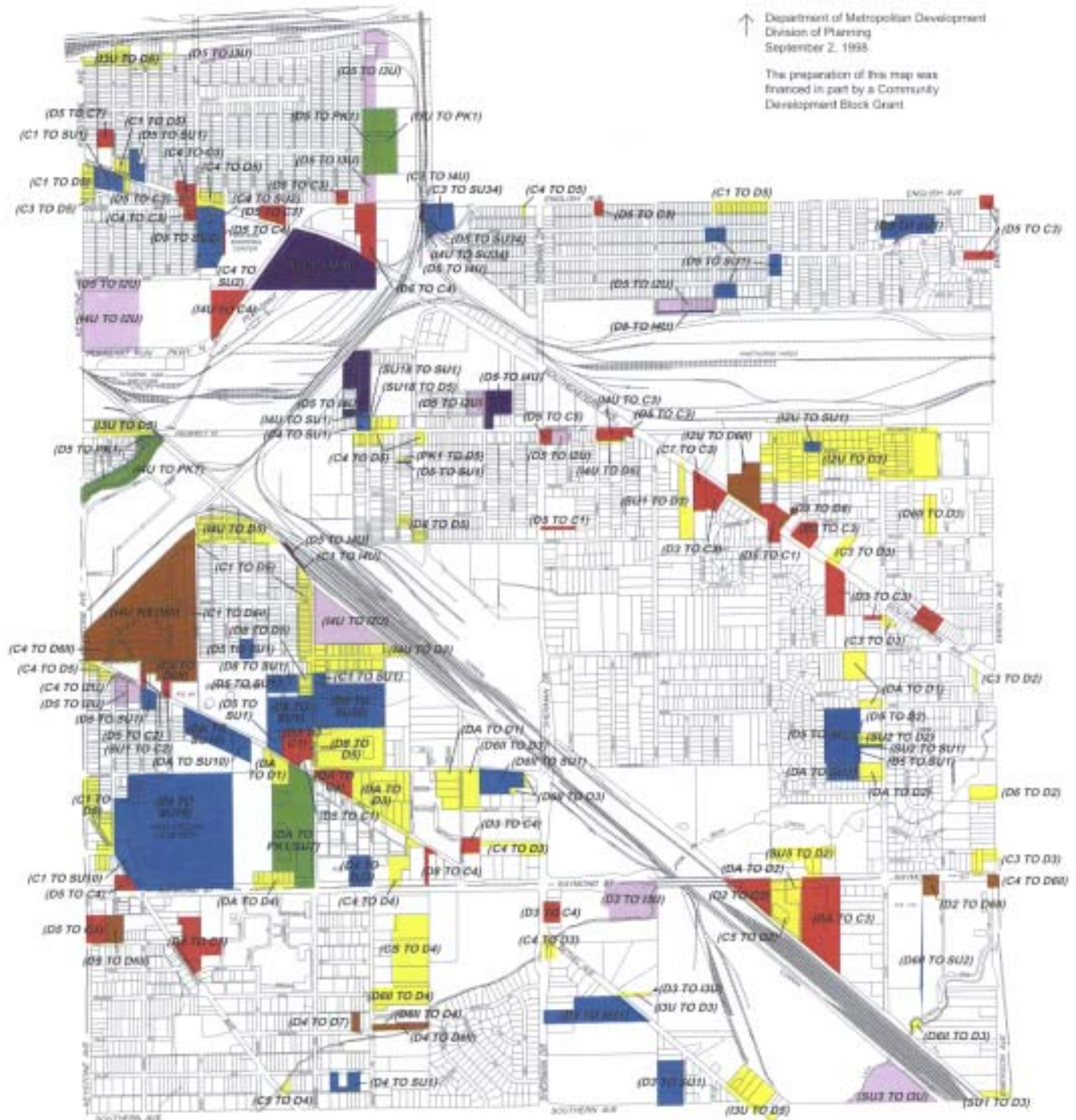
Park Districts:

- PK1 - Park District One. Permits all sizes and ranges of public park land and facilities.

Industrial Districts:

- 12U - Light Industrial Urban. Applicable to older industrial districts which may serve as a buffer between residential and heavy industrial areas. Uses are those with few objectionable nuisances. Outside storage not to exceed 25% of the gross floor area.
- 13U - Heavy Industrial Urban. An intermediate district between light and the heaviest industrial district. Outside storage not to exceed 50% of the gross floor area.
- 14U - Provides for heavy industrial uses with nuisances that are difficult, expensive, or impossible to eliminate. Outside storage not to exceed 75% of the lot area.

This preparation of this map was
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REDEVELOPMENT/REVITALIZATION OF THE SOUTHSIDE COMMUNITY PLAN MAP 12 - PROPOSED CHANGE IN ZONING

DA	Dwelling-Agriculture	SU1	Church	C2	Office-Apartment
D1	Low Density Single-Family	SU2	School	C3	Neighborhood Commercial
D2	Low-Medium Density Single-Family	SU3	Golf Course, Golf Driving Range	C4	Community-Regional Commercial
D3	Medium Density Single-Family	SU5	Radio Tower	C5	General Commercial
D4	Medium-High Density Single-Family	SU7	Charitable & Philanthropic	C7	High Intensity Commercial
D5	Medium-High Density Single-Family	SU9	Government	CID	Commercial-Industrial
D6	Low Density Multi-Family	SU10	Cemetery	CS	Special Commercial
D6II	Low Density Multi-Family	SU18	Light & Power Substation	PK1	Park
D7	Medium Density Multi-Family	SU34	Club Room, Fraternity & Lodge	I2U	Light Industrial Urban
D8	Urban Single and Multi-Family	SU38	Community Center	I3U	Medium Industrial Urban
		C1	Office Buffer	I4U	Heavy Industrial Urban

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